

# Wells Road

Glastonbury, BA6 9BZ

COOPER  
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£425,000 Freehold

6 2 2 EPC C

## Description

The accommodation is arranged over three floors with up to six bedrooms (including two bedrooms in the annexe). There are many features such as wood floorboards and two feature fireplaces downstairs. The self-contained annexe offers plenty of versatility and is easily integrated into the main house which provides additional accommodation. The gardens surround the property on two sides and enjoy good amounts of privacy and ease of maintenance. There is also the use of a charming communal garden which is only a short walk and is accessed via a pedestrian gate located in the rear garden. Parking is plentiful with a shingled and tarmac drive located at the front of the house.

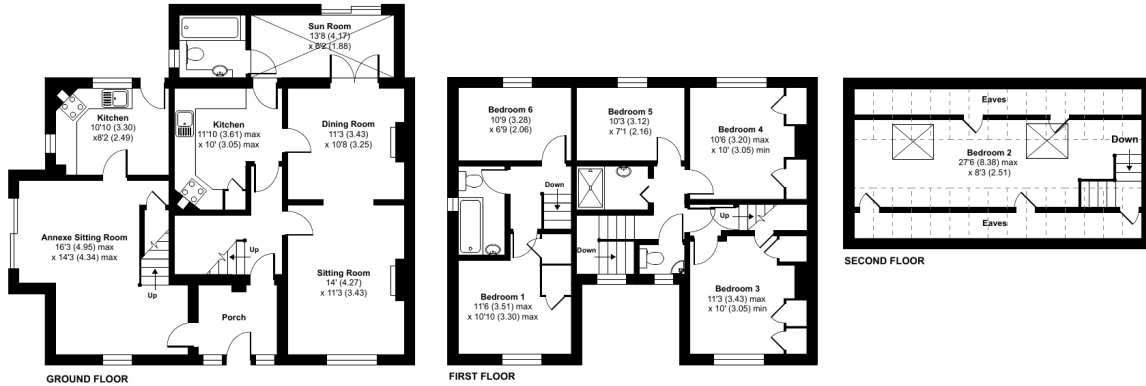
## Wells Road, Glastonbury, BA6

Approximate Area = 1921 sq ft / 178.4 sq m  
Limited Use Area(s) = 265 sq ft / 24.6 sq m  
Total = 2186 sq ft / 203 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 828767



### Features

- NO ONWARD CHAIN
- Self contained two bedroom holiday let/annexe
- Use of a secluded community garden
- Character features including wood floors and feature fires
- THREE BATHROOMS, including one on the ground floor
- Short, level walk into the Town Centre
- Garden room with access to raised terrace
- Presented to a superb standard throughout
- Good amounts of built in storage

### Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating C

### GLASTONBURY OFFICE

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