





2 1 1 EPC C

£184,950 Leasehold

Tor View Avenue
Glastonbury, Somerset
BA6 8AF

COOPER AND TANNER





30 Tor View Avenue
Glastonbury, Somerset
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Description
Well-presented and generously proportioned first floor flat, with kitchen/breakfast room, large gardens and far reaching views over Butleigh Moor.

Steps lead to the front door, which opens into a ground floor entrance hall. From here, stairs lead to the first-floor landing, off which are two double bedrooms, family bathroom, living room, kitchen/breakfast room and loft access.

The master bedroom and living room share south facing front aspects, benefiting from far reaching views over Butleigh Moor. Both bedrooms feature ample built in storage, with bedroom two overlooking the garden. The large kitchen/breakfast room comprises a range of contemporary wall, drawer and base units, with integrated fridge, freezer, dishwasher, double oven, gas hob with extractor over and plumbing for a washing machine.

The bathroom includes a white suite, comprising panel bath with shower over, WC and sink, with tiling to all splash prone areas.

Outside
A gated footpath leads to the front door, gardens and three outside sheds/stores. The versatile rear garden benefits from a selection of mature plants, trees and shrubs. There are a range of tiered spaces, with lawns, a small pond, space for seating/dining, flower beds and an elevated south facing summer house.

Location
The market town of Glastonbury offers a wide variety of amenities to cater for shopping in the High Street, including two local supermarkets. There is primary schooling through to secondary education, with further education available at the nearby Strode College. Street caters for a wider variety of shopping needs from its out of town shopping centre, Clarks Village, and the cultural City of Wells lies some 6 miles away.

Directions
From our Glastonbury office continue to the bottom of the High Street. At the mini-roundabout continue straight over onto Fishers Hill, turning right onto Butleigh Road and right again into Tor View Avenue. This property is located on the right-hand side and can be identified by our For Sale board.

Leasehold/Tenure
The property has 88 years remaining on the lease and the current service charge, including ground rent, is approximately £50 per annum.

Agents Note
We have been informed by our vendors that freeholder approval has been obtained to convert the loft space.

Local Information Glastonbury

Local Council: MENDIP

Council Tax Band: A

Heating: Gas Central Heating

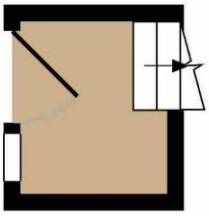
Services: All mains services are connected

Tenure: Leasehold

Motorway Links
- M5
- M4

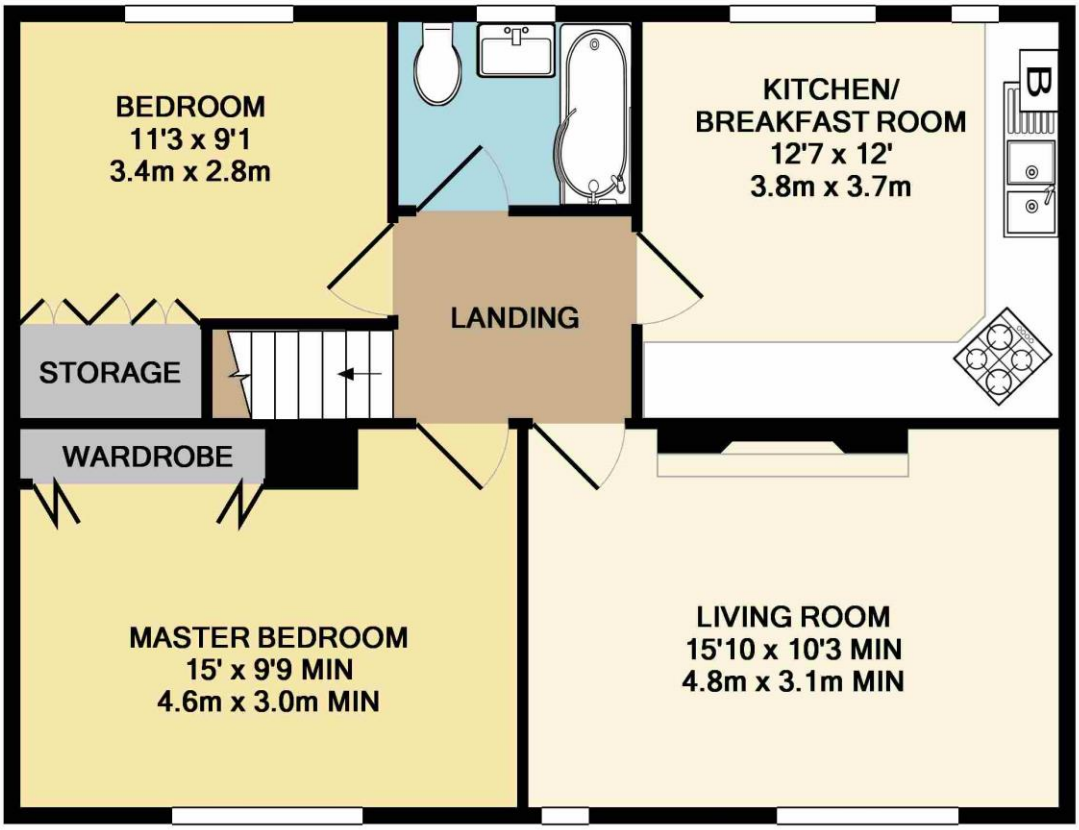
Train Links
- Castle Cary
- Yeovil Junction

Nearest Schools
- Glastonbury
- Street



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR

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