



George Street | Glastonbury | BA6 9LT

LEASEHOLD

£80,000

## PROPERTY SUMMARY

1  1  1  C 

EPC Rating: C

A first floor, one double bedroom flat in need of full modernisation has come to the market with NO ONWARD CHAIN. Forming part of an established development the flat is located within a short walking distance to the town centre. The property comprises entrance hall, lounge/diner, kitchen, one double bedroom, bathroom and an allocated parking space. An early viewing is essential. This would be a great investment property.

### Entrance Hall

Storage cupboard. Airing cupboard. Doors leading to living room and bedroom.

### Bedroom

12'1 x 8'10 (3.68m x 2.69m)  
UPVC double glazed window to front.

### Bathroom

Three piece suit, low level WC, wash hand basin and panelled bath with shower over. Tiling to splash prone areas. UPVC double glazed obscure window to rear.

### Lounge/Diner

12'2 x 12'1 (3.71m x 3.68m)  
Wall mounted electric heater. UPVC double glazed window to front. Doorway through to the kitchen.

### Kitchen

9'7 x 5'4 (2.92m x 1.63m)  
A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Electric cooker. Indesit washing machine. Space for an upright fridge/freezer. UPVC double glazed window to rear.

### Purchasers Note

This property is sold as seen. The lease is for a term of 125 years from 25/12/1989. Currently 25% shared ownership but stair casing to 100% on completion. Management costs to be added.

### PUBLIC NOTICE

49 Old Market Court, Glastonbury, BA6 9LT

EPC Rating: C



- One Double Bedroom
- Bathroom
- UPVC Double Glazed
- One Allocated Parking Space
- Central Location to Town Centre
- Ideal First Time Buy/Investment
- NO ONWARD CHAIN



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PROPERTY  
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### **Glastonbury Amenities**

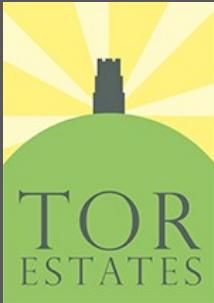
The historic market town of Glastonbury boasts a variety of unique local shops in the High Street, with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, catering for infants through to secondary education, churches, supermarkets, a library, two doctors' surgeries and a local hospital. Street, just 2 miles away is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village shopping centre complementing the High Street shopping facilities. The Cathedral City of Wells is 6 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) some 15 miles distance. Bristol, Bath, Taunton and Yeovil are all within commuting distance. At Castle Cary mainline trains run to London Paddington

## GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan 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, symbols and dimensions shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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