



To Let

Glastonbury, BA6 8BX

Monthly Rental Of £1,500



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Situated only a stone's throw from the vibrant centre of historic Glastonbury, this is a rare opportunity to enjoy a property with private parking and a generous garden in the town centre. There are two separate reception rooms together with a third boot/store room and a fitted kitchen on the ground floor. To the first floor are three double bedrooms and a bathroom. Outside there is a lean-to conservatory/garden room, a generous rear garden and an open garage with a useful studio above.

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## LOCATION

The market town of Glastonbury offers a wide range of amenities, a bustling high street and a selection of supermarkets. There is a good selection of schooling at all age levels as well as nearby further education facilities via Strode College in Street. Street also contains Clarks Village, a well-known shopping outlet. The Cathedral City of Wells is approximately a ten minute drive to the north.

### Entrance Hall

Tiled flooring, store cupboard and stairs to first floor.

### Dining Room - 11' 0" x 9' 0" (3.35m x 2.74m)

Front aspect window with shutters, inset spotlights and radiator.

### Living Room - 13' 3" x 9' 11" (4.04m x 3.02m)

Front aspect window with shutters, inset spotlights and radiator.

### Kitchen - 7' 8" x 7' 6" (2.34m x 2.28m)

Rear aspect window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink unit, boiler, inset spotlights and tiled flooring.

### Boot Room/Store - 9' 11" x 9' 2" (3.02m x 2.79m)

Rear aspect window and door to rear.

### Landing

Rear aspect Velux type window.

### Bedroom One - 12' 1" x 10' 10" (3.68m x 3.30m)

Front aspect window and radiator.

### Bedroom Two - 12' 3" x 10' 7" (3.73m x 3.22m)

Front aspect window and feature fireplace.

### Bedroom Three - 10' 4" x 9' 7" (3.15m x 2.92m)

Rear aspect window, TV point and inset spotlights.

### Bathroom - 9' 0" x 7' 8" (2.74m x 2.34m)

Rear aspect window, suite comprising 'P' shaped bath with shower over, pedestal wash hand basin, close coupled WC, radiator and spotlights.

### Garage

Driveway, double doors and stairs to Studio.

### Studio - 23' 7" x 11' 3" (7.18m x 3.43m)

Rear aspect double glazed window.

### Garden

Lawned garden with various borders and shed.

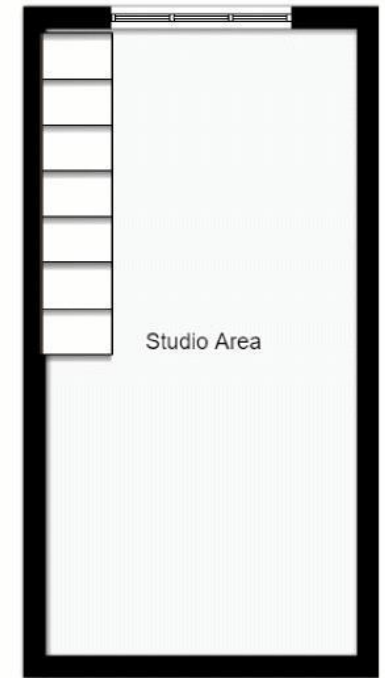
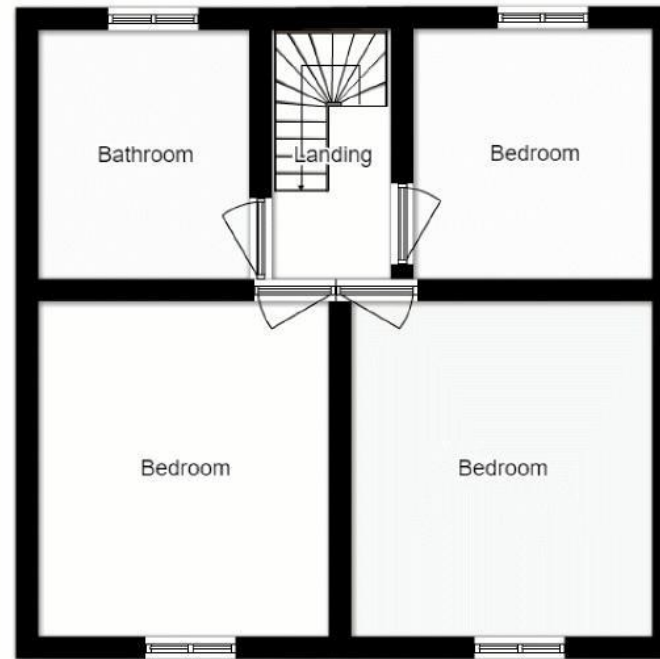
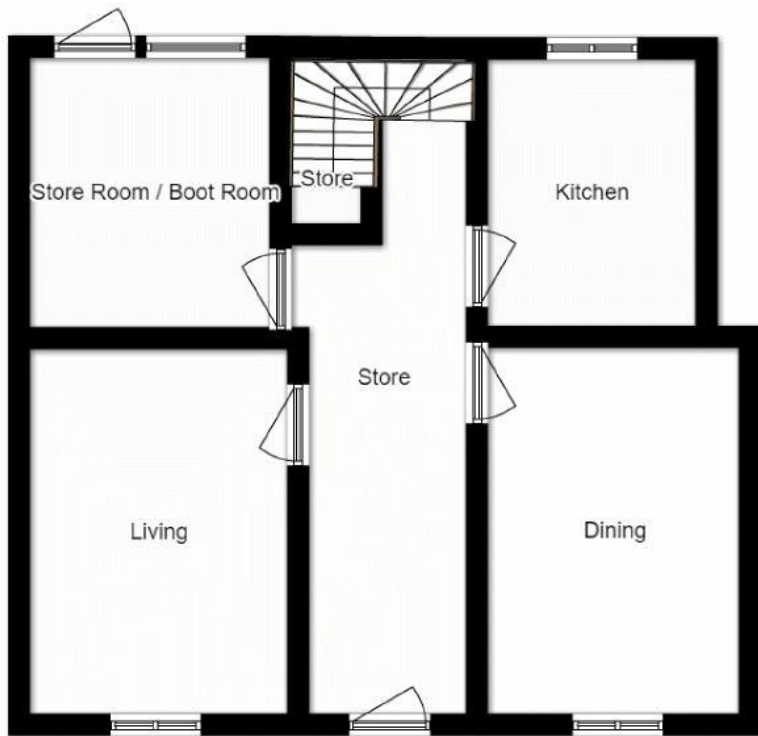
### AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.



Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



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#### Directions

Proceed along High Street in Glastonbury and at the end of the road turn right into Lambrook Street where the property can be found on the right hand side.