£240,000

At a glance...

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holland & odam

55 St. Marys Road
Meare
Somerset
BA6 9SP

TO VIEW
30 High Street, Glastonbury,
Somerset BA6 9DX
01458 833123
glastonbury@hollandandodam.co.uk

Directions

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left), take the second exit onto the by-pass. Proceed straight ahead at the first roundabout and at the second roundabout take the first exit signposted to Meare. Continue into the village, passing the turning for Ashcott Road on the left. The driveway for number 55, can be found almost immediately afterwards on the left, as indicated by our for sale board.

Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

Location

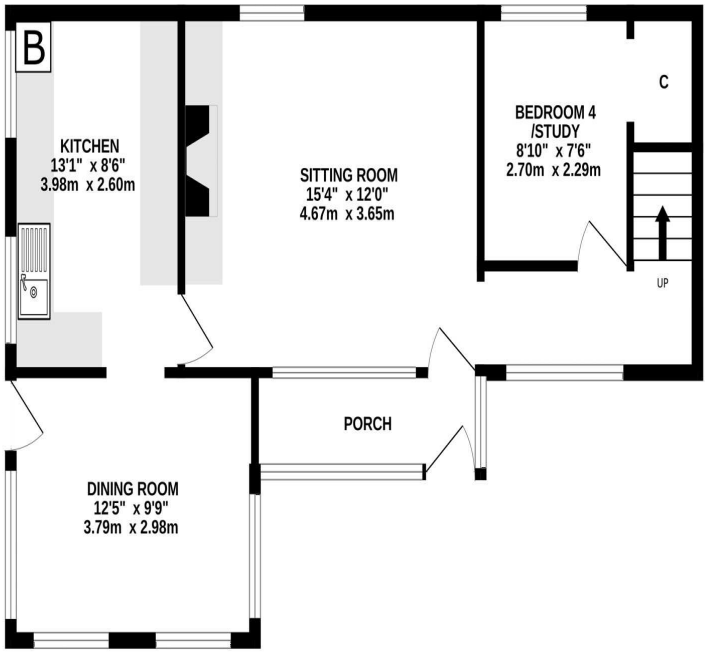
Meare is a rural village set on the picturesque Somerset Levels, 4 miles to the west of Glastonbury. The village provides a primary school, parish church, farm shop and two public houses within walking distance. The historic town of Glastonbury offers a range of shopping facilities, St Dunstan's Community School and Millfield Preparatory School in Edgarley. Street is within 6 miles and provides a further choice of shopping facilities, Strode College and Strode Theatre. The M5 (junction 22) is within 12 miles, Bristol International Airport 22 miles and the nearest main line rail link to London Paddington is at Castle Cary, 19 miles.

Insight

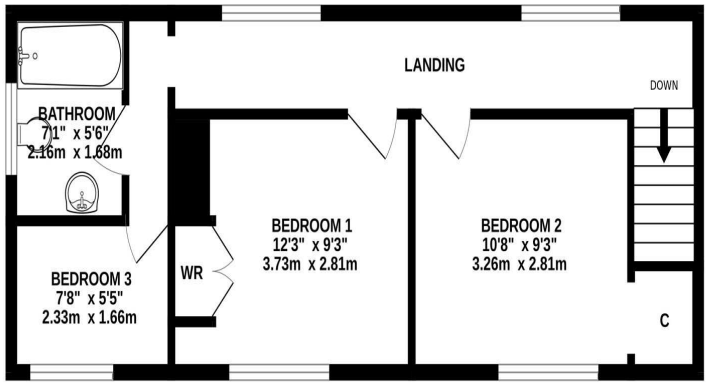
Situated in the centre of Meare, this detached property offers versatile accommodation arranged over two floors and is available with no onward chain. The house includes a sitting room with wood burning stove, modern kitchen, garden/dining room, three first floor bedrooms and a further ground floor bedroom. Outside, gated parking and turning space are complemented by a secluded side terrace with a timber pergola and mature screening.

- Detached property situated in the centre of Meare, offering flexible accommodation arranged over two floors and available for sale with no onward chain.
- Entrance vestibule opening into a dual aspect sitting room, featuring a fireplace housing a wood burning stove and a useful shelved recess.
- Modern kitchen fitted with wall, base and drawer units, an integrated electric oven and hob, plus space and plumbing for an undercounter fridge and washing machine.
- Glazed garden/dining room enjoying windows on three sides and a door opening directly onto the secluded side terrace.
- Ground floor bedroom with a rear facing window and large understairs storage cupboard, offering flexibility for use as a bedroom, study or additional reception room.
- Three first floor bedrooms, including two double rooms with fitted storage and a smaller third bedroom suited to use as a nursery or dressing room, served by a fully tiled family bathroom.
- Wooden gates open onto a driveway providing parking and turning space for a couple of vehicles, with a garden area, hardstanding, timber shed and side terrace with a pergola and mature screening.

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

Call us now to view: **01458 833123**

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