



£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, gas, 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.



DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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