

Kirle Gate

Meare, BA6 9TA

COOPER
AND
TANNER

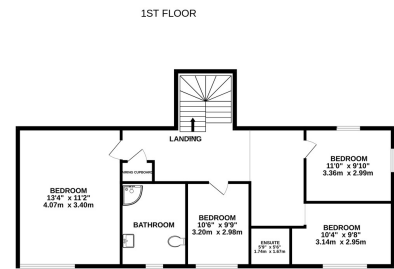
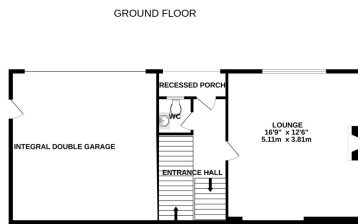
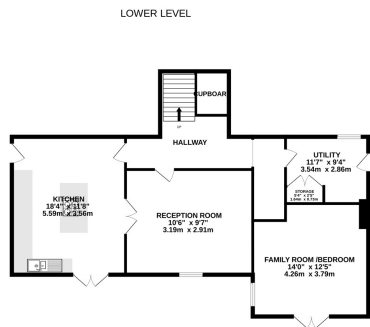


£469,950 Freehold

🛏 5 🛋 2 🚿 2 EPC E

Description

This extended family home is situated in a secluded position at the end of a small cul-de-sac. The well proportioned lounge complete with wood burning stove and cloakroom with WC are accessed from the entrance hall. Four first floor double bedrooms, a contemporary shower room and en-suite shower room are all located on the top floor. The three rear facing bedrooms enjoy superb elevated views towards nearby orchards. The versatile ground floor layout comprises family room/bedroom five, a separate reception room and a large kitchen/breakfast room featuring a selection of integrated appliances. French doors provide access to a raised patio which leads down to substantial and secluded gardens at the rear.



34 KIRLE GATE, MEARE, BA6 9TA

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.
 Made with Metroplex 5/2023



Features

- Substantial house and gardens
- Superb rural views towards the Mendip Hills
- Off road parking and DOUBLE GARAGE
- Accommodation set over three floors
- Lounge with WOOD BURNER
- Large kitchen / breakfast room with garden access
- En-suite bedroom
- Family room / 5th bedroom
- EXTENDED family home
- Cloakroom with WC
- Freehold - Council Tax Band E

Local Information

- Council Tax Band E
- Tenure Freehold
- EPC Rating E

GLASTONBURY OFFICE

Telephone 01458 831077

41, High Street, Glastonbury, Somerset BA6 9DS

glastonbury@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

