

# St Marys Road

Meare, BA6 9SP

COOPER  
AND  
TANNER



## Asking Price Of £475,000 Freehold

A beautifully presented four-bedroom detached property in the sought-after village of Meare. With ample living accommodation, well-proportioned rear garden and off-road parking, this makes for an ideal family home.

# St Marys Road

## Meare

### BA6 9SP

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## Asking Price Of £475,000 Freehold

### ACCOMMODATION:

Entering through the front elevation you are greeted by a light and airy hallway. There are stairs leading to the first floor landing as well as doors leading to the main living accommodation and the kitchen. The main sitting room is large with dual-aspect windows letting in plenty of light. There is a feature electric fireplace acting as a lovely focal point. Double doors take you through into the dining room, which once again has dual-aspect windows. A door leads back through to the main entrance hall and through into the kitchen. The kitchen is very spacious with a range of base and eye level units, integrated fridge/freezer and wall-mounted double oven. There is space and plumbing for a dishwasher adjacent to the stainless sink with mixer tap. A door leads from the kitchen into the very useful utility which has an additional sink and plumbing for a washing machine and space for a tumble dryer. There is access from the utility room to both the rear garden and the integral garage.

To the first floor there are four good-sized double bedrooms, with the master benefitting from an en-suite shower room. There is also a spacious family bathroom, equipped with a bath, separate shower cubicle, WC and hand wash basin.

### OUTSIDE:

To the front of the property there is ample off-road parking for 3/4 cars, leading to the integral single garage. There are a number of raised planters adding an array of greenery to the front aspect. There is side access on both sides of the property to the rear garden.

To the rear of the property, the garden is a very good size with a mixture of lawn and mature beds. There is also an area of patio at the rear corner of the garden making the most of the sun for outdoor entertaining. There is a rear gate leading to the lane behind the property.

### SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded E for council tax, within Somerset Council. The Ofcom checker states that mobile coverage is likely with one major provider in the area, and Ultrafast broadband is available locally.

### LOCATION:

Meare is an increasingly popular village, which enjoys a good community spirit. The excellent primary school is an attraction to young families and is currently rated as 'OFSTED' outstanding. The village is just three miles from Glastonbury and Street and village amenities include a part time Post Office service available at the church rooms, church & garage. There are many nearby walks, and a nature reserve and The Railway Inn are located on the road to Ashcott.

### VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





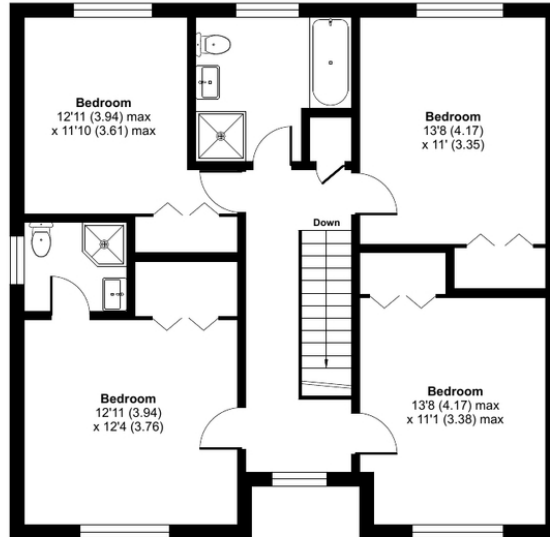
## St. Marys Road, Meare, BA6

Approximate Area = 1646 sq ft / 152.9 sq m

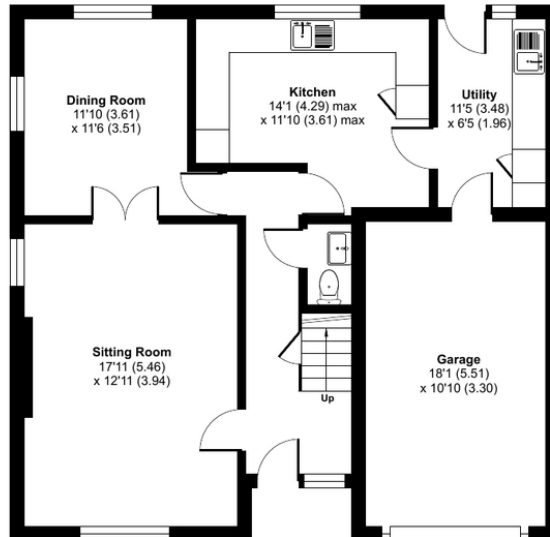
Garage = 193 sq ft / 17.9 sq m

Total = 1839 sq ft / 170.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1111959

### STREET OFFICE

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