

St Marys Road

Meare, BA6 9SS

COOPER
AND
TANNER



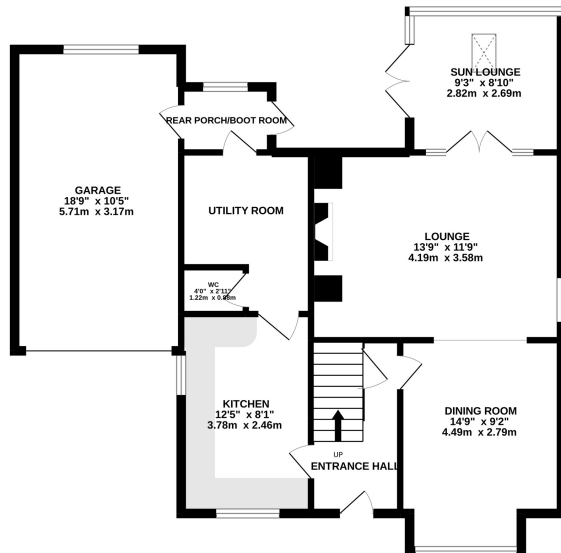
£350,000 Freehold

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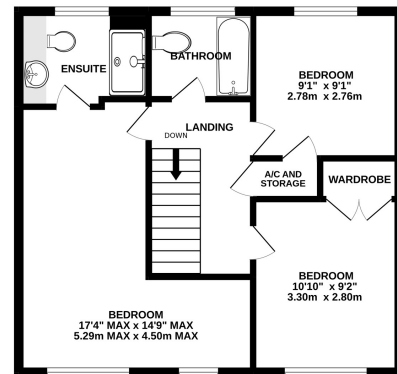
Description

This well-presented detached home benefits from three reception rooms, utility, en-suite facilities, off-road parking, and garage. The ground floor accommodation comprises an entrance hall, dining room, lounge, sun lounge, kitchen, cloakroom WC, utility, and a rear porch with access to the garage. The lounge features an inglenook fireplace with wood burning stove. Stairs lead to the first floor, with three double bedrooms, one with an en-suite shower room, and the family bathroom. The lawned front garden, with mature trees and plants, benefits from a single driveway. A pedestrian side gate leads to the enclosed rear garden, which is mainly laid to lawn with borders for planting.

GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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Features

- NO ONWARD CHAIN
- Central village location
- THREE RECEPTION ROOMS
- INGLENOOK FIREPLACE with wood burning stove
- Open plan Lounge/Dining Room
- Separate UTILITY ROOM
- En-suite facilities and Cloakroom WC
- Enclosed garden to include HOT TUB
- Off road parking and a single garage
- Council Tax Band E

Local Information

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

GLASTONBURY OFFICE

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