

Kirle Gate

Meare, BA6 9TA

COOPER
AND
TANNER



Guide Price £449,500 Freehold

A very well presented detached property on the edge of Meare. With plenty of living space, a large garden and four/five well proportioned bedrooms this makes for a wonderful family home. Offered with no onward chain, making it ideal for those looking for a swift move.

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 5  2  2 EPC E

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ACCOMMODATION:

From the front elevation, the main entrance door opens into a very spacious hallway with access to the rear garden, sitting room, downstairs WC, the kitchen and dining room, and stairs also to the first floor landing. The main reception room is a very good size with dual-aspect windows and a log-burning stove. High vaulted ceilings give a wonderful light and airy ambience. The kitchen is nicely appointed with a range of base and eye level units, integrated electric oven and hob with extractor over, stainless steel sink with mixer tap and there is space and plumbing for a dishwasher and full height fridge freezer. A rear aspect window overlooks the garden and there is a side access door to the garden also. The dining room is a good size with plenty of space for a family dining table and chairs. There is a large hall/utility room and a further reception room/downstairs bedroom, with built-in storage, which has a range of possible uses.

To the first floor there are five bedrooms, all of which are well-proportioned. One is currently used as an office and overlooks the main sitting room. There is a family bathroom with bath and shower over, low level WC and hand wash basin.

OUTSIDE:

To the front of the property there is plenty of off-road parking for at least three, possibly four, cars and there is gated side access leading to the rear garden. Mostly laid to lawn, the

rear garden is ideal for families and those buyers with pets as it is completely secure. There is some planting and some hard standing for outside entertaining. The oil tank is situated to the rear of the property with easy access from the front.

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 available locally with Three, and Ultrafast broadband is available in the area.

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).

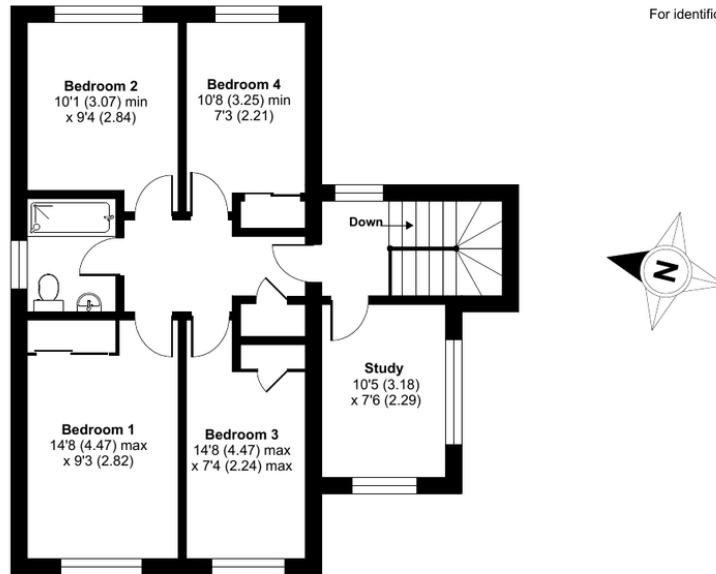




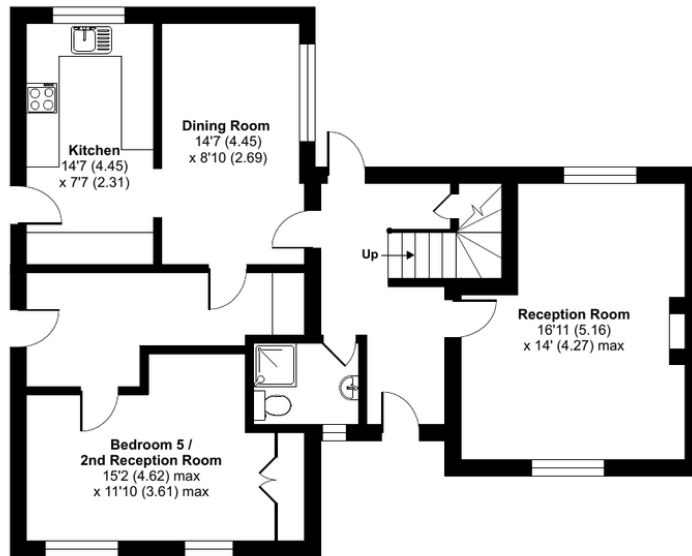
Kirle Gate, Meare, BA6

Approximate Area = 1655 sq ft / 153.7 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 2023. Produced for Cooper and Tanner. REF: 1043760

STREET OFFICE

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