



 3  1  2 EPC E

£395,000 Freehold

8, Kirlegate
Meare
BA6 9TA

**COOPER
AND
TANNER**



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Description

Beautifully presented, warm and welcoming three-bedroom bungalow, with contemporary décor, quality finish throughout and recently added conservatory, set on an enviable cul-de-sac plot with level gardens, garage and carport, surrounded by fabulous nature reserves.

This immaculate bungalow is situated in a quiet village location, with lovely countryside walks from the doorstep across miles of beautiful nature reserves with extraordinary birdlife. This home has a light and spacious feel due to the elevated entrance hall ceiling and well-proportioned rooms. The sitting room has a feature log burner for colder winter months, and sliding glass doors to a smart new conservatory, extending the living space into the garden. A contemporary kitchen, with fitted appliances, has a useful breakfast bar and a door to the back garden. There are three double bedrooms, of which one is currently used as a separate dining room. The master bedroom has built-in wardrobes, a small study area, and a large contemporary ensuite with walk-in shower. The other two bedrooms share a modern bathroom.

Outside

Tucked away in a quiet cul-de-sac, this property occupies a level corner plot, with gardens mainly laid to lawn with pretty, mature borders, paved patio and a garden shed. At the front there is a carport and access to the single garage.

Location

Believed to date back to the 14th Century, Meare is a popular village, enjoying a strong community spirit. There is an excellent primary school in the village which lies just 3 miles from Glastonbury and Street, where the renowned Millfield Prep and Senior schools are located, and 9 miles from the City of Wells and the reputable secondary school 'The Blue School'. The Shapwick Heath National Nature Reserve is also close by with its network of walking and cycle paths. Nearby public houses are The Bird in Hand in Westhay and The Sheppey Inn at Lower Godney.

Local Information Meare

Local Council: Mendip District Council

Council Tax Band: D

Heating: Oil Central Heating

Services: Mains services

Tenure: Freehold



Motorway Links

- M5



Train Links

- Castle Cary
- Bridgwater



Nearest Schools

- Meare First School
- Crispin School Academy



GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 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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