

# St Marys Road

Meare, BA6 9SP

COOPER  
AND  
TANNER



£239,950 Freehold

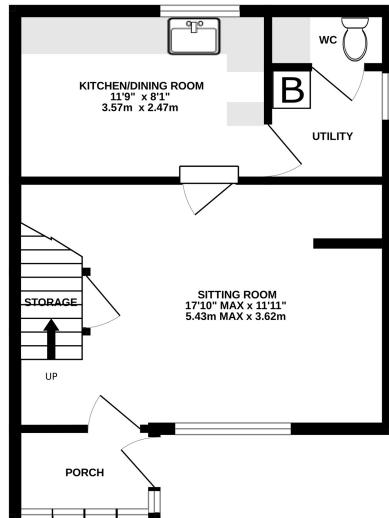
2 1 1 EPC E

## Description

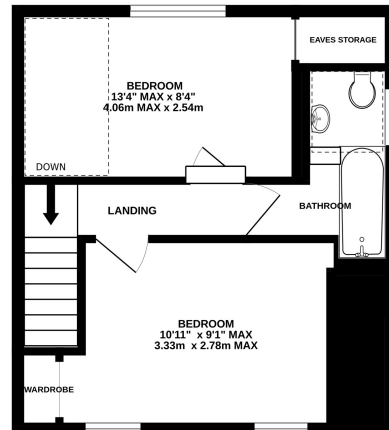
This two bedroom cottage combines modern comforts with traditional charm, making it an ideal choice for those seeking a character-filled residence. The property includes a spacious sitting room featuring an inglenook fireplace with a wood-burning stove, perfect for relaxing evenings. The ground floor accommodation also features a kitchen/dining room, and a convenient cloakroom WC and utility. Two double bedrooms and a full bathroom are situated on the first floor. The cottage benefits from an attractive South facing front garden, primarily laid to lawn, with a patio and a sheltered seating area, in addition to off road parking.



GROUND FLOOR



1ST FLOOR



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
- Character features throughout
- Successfully run self-catering HOLIDAY ACCOMMODATION
- Inglenook Fireplace with Wood Burner
- Flagstone Floors
- Cloakroom WC and Utility
- South facing garden and patio
- OFF ROAD PARKING
- Small business council tax exemption
- Freehold - Council Tax N/A

## Local Information

- Tenure Freehold
- EPC Rating E

### GLASTONBURY OFFICE

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