

Oxenpill

Meare, BA6 9TQ

COOPER
AND
TANNER



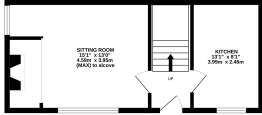
£365,000

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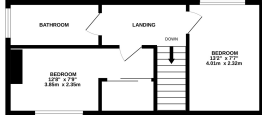
Description

An opportunity to acquire two cottages with existing, long term tenants. Once forming part of a large detached house, the cottages have since been converted into two separate dwellings each comprising two bedrooms, a sitting room, galley style kitchens and family bathrooms. The property's are accessed via sperate entrances with No 16 approached via a pedestrian pathway leading to the front entrance door. This property has the benefit of a lawned front garden whilst the second cottage (16a) is approached from the rear and has an enclosed garden. Each property has an allocated parking space approached via a driveway to one side. The properties do require varying levels of modernisation but offer plenty of scope to improve.

GROUND FLOOR
337 sq. ft. (31.3 sq.m.) approx.

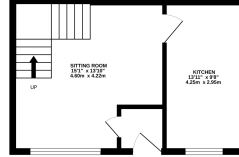


1ST FLOOR
347 sq. ft. (32.3 sq.m.) approx.

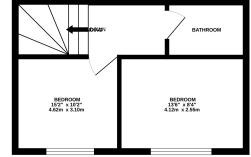


TOTAL FLOOR AREA: 684 sq. ft. (63.6 sq.m.) approx.
We do not warrant the accuracy of the floor area measurements. Measurements of floor, window, doors and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The floor area, square and cubic metres, have not been tested and no guarantee is given as to their accuracy or efficiency can be given.
RICS and Nominet 2024

GROUND FLOOR
269 sq. ft. (25.0 sq.m.) approx.



1ST FLOOR
269 sq. ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq. ft. (50.1 sq.m.) approx.
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RICS and Nominet 2024



Features

- Sold with all tenants in situ
- Each property has the benefit of a front or rear garden
- Long term tenants
- See virtual tour link for Material Information Pack
- Gardens and off road parking
- Freehold - Council Tax band 16 (B) / 16a (B)

Local Information

- Council Tax Band B
- Tenure
- EPC Rating E

GLASTONBURY OFFICE

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AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

