

St. Marys Road

Meare, BA6 9SR

COOPER
AND
TANNER



£365,000 Freehold

🛏 3 🛋 3 🚿 2 EPC E

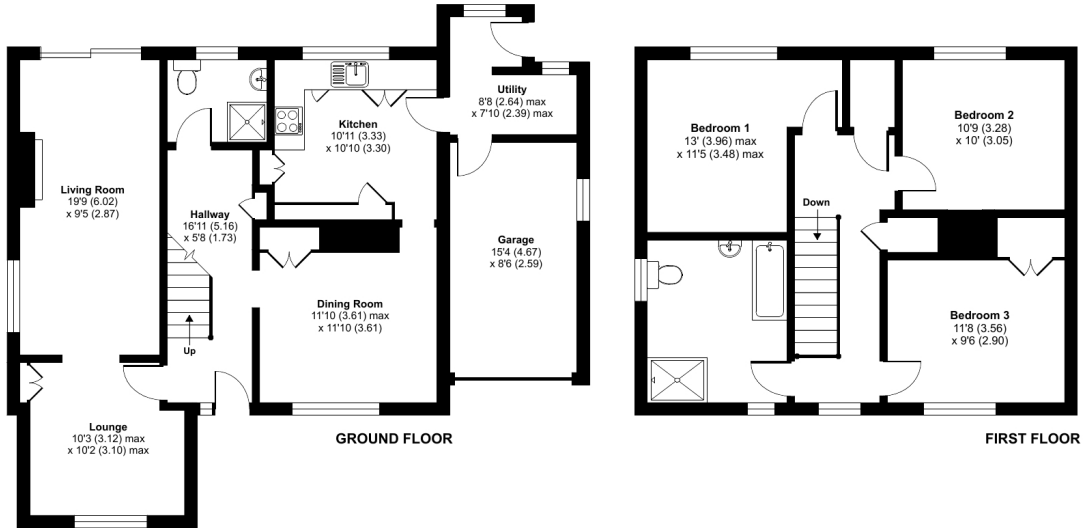
Description

Brought to market with no onward chain, this spacious and versatile detached home boasts three double bedrooms, three reception rooms, two shower rooms, off road parking and a large, enclosed rear garden. The ground floor accommodation is comprised of an entrance hallway, lounge, living room, shower room, dining room, kitchen, utility, and garage with integral access. Stairs lead to three double bedrooms, one with built in storage, an airing cupboard and a vast bathroom with separate shower enclosure. A lawned garden and a driveway with space for multiple vehicles are situated to the front of the property. Both front and rear gardens are predominantly laid to lawn, with several mature shrubs and plants.

St. Marys Road, Meare, Glastonbury, BA6

Approximate Area = 1554 sq ft / 144.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Cooper and Tanner. REF: 956750



Features

- NO ONWARD CHAIN
- Potential for LOFT CONVERSION (Subject to planning)
- NEW ROOF completed in 2011
- Large kitchen plus UTILITY
- THREE RECEPTION ROOMS
- Three DOUBLE BEDROOMS
- Wood burning stove
- LARGE PRIVATE GARDEN
- OFF ROAD PARKING and garage
- Freehold - Council Tax Band E

Local Information

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

GLASTONBURY OFFICE

Telephone 01458 831077

41, High Street, Glastonbury, Somerset BA6 9DS

glastonbury@cooperandtanner.co.uk

**COOPER
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.

