

# Millbatch

Meare, BA6 9SY

COOPER  
AND  
TANNER



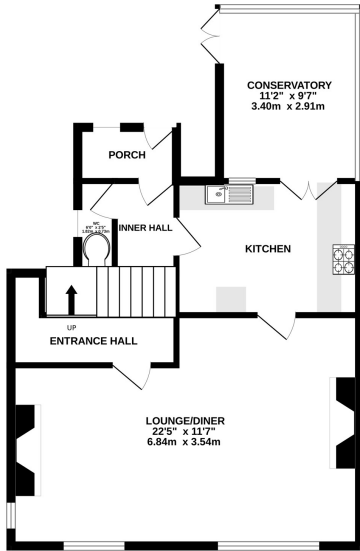
£315,000 Freehold

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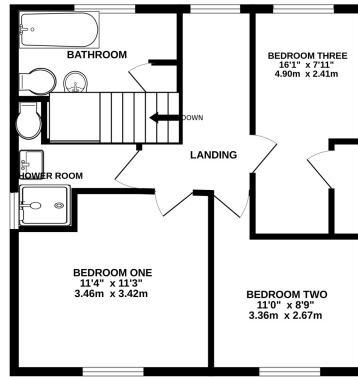
## Description

This substantial family home occupies an impressive plot and features an extensive rear garden. The property benefits from ample off road parking, a detached garage and a large shed with power. The accommodation is of good proportions and includes a large dual aspect lounge/diner, a central kitchen complete with range cooker and a conservatory providing garden access. There is the addition of a useful utility area (with plumbing facilities) and a cloakroom with a WC. There are three first floor bedrooms, a family bathroom and a contemporary en-suite shower room. The vast rear garden enjoys excellent privacy and is mainly laid to lawn. Double gates at the front lead to a shingled driveway and vehicular side access leading to the garage.

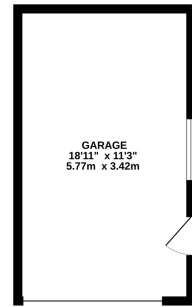
GROUND FLOOR  
619 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



GARAGE  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 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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## Features

- Extensive rear garden
- Single storey extension incorporating WC and utility area
- Conservatory
- Walking distance of village primary school (Ofsted outstanding)
- Contemporary en-suite shower room
- Off road parking and vehicular side access
- Detached garage and large shed with power
- Freehold - Council Tax Band B

## Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating D

### GLASTONBURY OFFICE

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