

St Marys Road

Meare, BA6 9SP

COOPER
AND
TANNER



Offers in excess of £695,000

Freehold

This attractive period home features substantial accommodation and has undergone significant upgrades to improve long term efficiency, this includes the installation of an air source heat pump and vendor owned solar panels.

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DESCRIPTION

The accommodation comprises two large reception rooms; a versatile snug and a separate lounge, each fitted with oak flooring. Modern sash windows provide southerly aspects. The snug is fitted with a cast iron fire place and fitted storage, whilst the lounge has an Inglenook fireplace, complete with a recently installed wood burning stove. French doors lead to a substantial conservatory, this versatile room overlooks the lawned garden and is fitted with ceramic floor tiling.

The spacious and contemporary kitchen/breakfast room has a selection of cream fronted units and features an Aga, complete with companion gas hob. There are garden views and two well placed Velux skylights to provide plenty of natural light. Storage is plentiful and comes in the form of a walk in pantry cupboard and a separate utility room, located just off the kitchen. The utility offers plumbing facilities, space for a fridge/freezer and floor to ceiling integrated storage. There is also access to a cloakroom with WC.

The first floor accommodation incorporates four double bedrooms, an en-suite shower and a stunning family bathroom. All bedrooms feature oak flooring and doors. The three larger bedrooms offer southerly aspects and there is a view towards the Mendip Hills from the rear bedroom.

The family bathroom comprises a contemporary suite and is finished with ceramic floor and wall tiling. The suite includes a tiled bath, close coupled WC, oak vanity unit, heated towel rail and a walk-in double shower with drench shower

attachment. There is further access to a built-in storage cupboard. Access to an airing cupboard and boarded loft space can be found on the split-level landing.

GARDENS

Gardens are plentiful and provide plenty of space for recreational activities. The front garden is predominately laid to lawn and is divided by a central pathway. To the side is a substantial triple garage which includes a separate store room. Solar panels span the width of the roof, ensuring a respectable reduction in energy costs. Ample parking is available and there is pedestrian side access that leads through to an enclosed and private rear garden.

Mature trees, well stocked borders and hedging all provide the rear garden with good levels of shade and privacy. There is a large sun terrace and a productive vegetable garden, located at the bottom of the garden. There is versatile summer house which has the benefit of power, light, insulation and a WC.

COUNCIL TAX BAND

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TENURE

Freehold





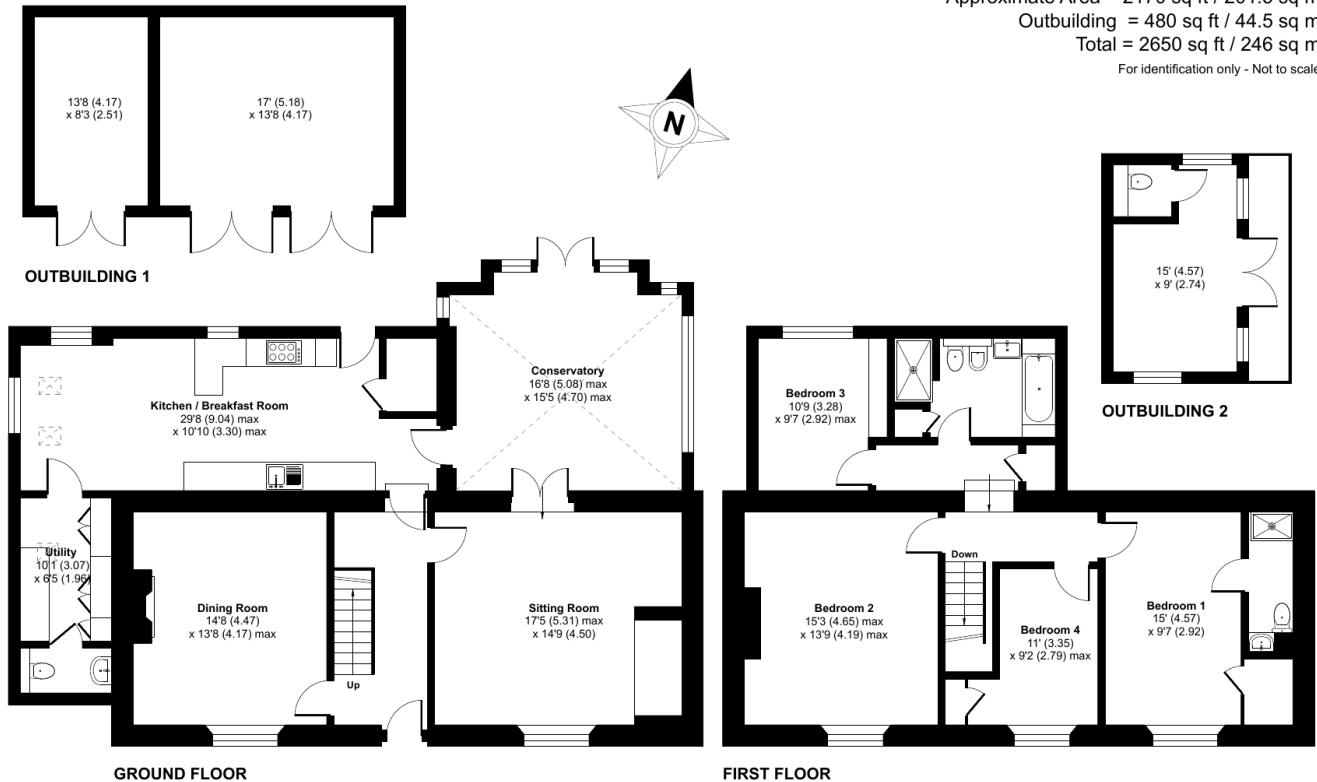
St. Marys Road, Meare, Glastonbury, BA6

Approximate Area = 2170 sq ft / 201.5 sq m

Outbuilding = 480 sq ft / 44.5 sq m

Total = 2650 sq ft / 246 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 985715

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