



£260,000

At a glance...



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COUNCIL
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**holland
& odam**

6 Millbatch
Meare
Glastonbury
Somerset
BA6 9SY

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On entering Glastonbury from Street/Bridgwater, at the Wirral Park roundabout (B & Q on the left), take the second exit onto the bypass. Continue straight ahead at the first roundabout and take the first exit at the next roundabout, signposted Meare/Wedmore (B3151). Proceed into the village of Meare, passing the garage on the left and the left turning to Ashcott. Take the next turning on the left into Millbatch where the property can be found on the right hand side.

Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

For information regarding broadband and mobile coverage, go to checker.offcom.org.uk



Location

Meare is a rural village set on the picturesque Somerset Levels, 3 miles to the west of Glastonbury. The village provides a primary school, parish church and farm shop. The historic town of Glastonbury offers a range of shopping facilities, St Dunstan's Community School and Millfield Preparatory School in Edgarley. Street is within 4 miles and provides a further choice of shopping facilities, Strode College and Strode Theatre. The M5 (junction 22) is within 12 miles, Bristol International Airport 22 miles and the nearest main line rail link to London Paddington is at Castle Cary, 19 miles.

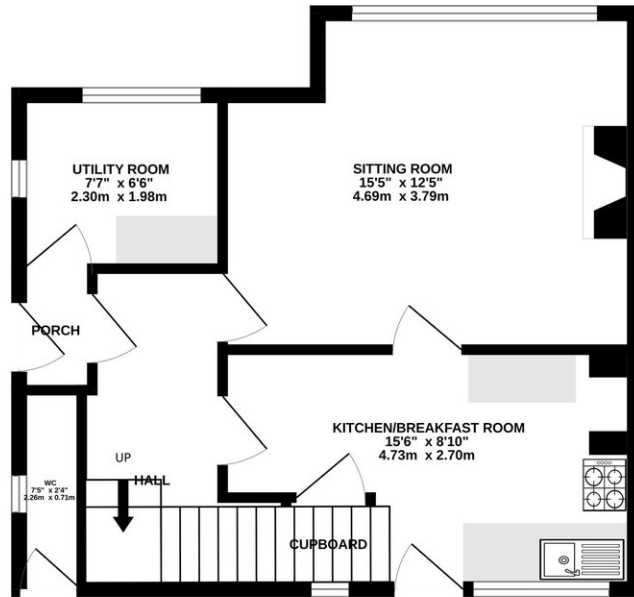
Insight

Situated within a quiet cul-de-sac in the popular village of Meare, this generous three bedroom property offers light and airy accommodation, generous front and rear gardens, and is available to purchase with no onward chain.

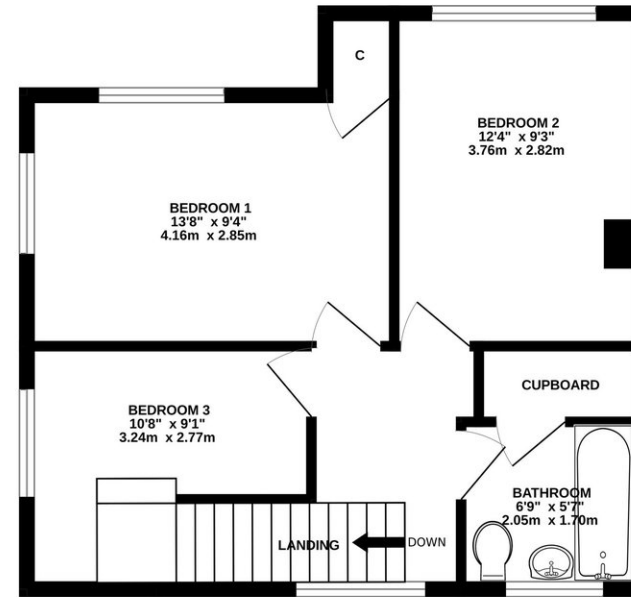
- As you enter the property into the hallway, there is access into a useful utility room, and doors leading to the ground floor accommodation and stairs rising to the first floor.
- The sitting room to the front is generous in proportion and benefits from an electric fireplace with exposed stone surround.
- Adjoining is the kitchen which has been fitted with a range of wall and base units, with space & plumbing for utilities. There is also a useful under stairs storage cupboard and direct garden access.
- Upstairs there are three good sized bedrooms serviced by the family bathroom which comprises a toilet, basin, bath with shower over and a generous storage cupboard.
- Outside there are enclosed gardens to the front & rear. Both are mainly laid to lawn with an array of mature plants, trees & shrubs. There is also a convenient external access into a ground floor WC.
- Available to purchase with no onward chain



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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