





£335,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

B

Council Tax Band C



Services

Mains electricity, water and drainage are connected. Oil central heating system. Solar panels for heating the hot water

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

On entering Glastonbury from Street/Bridgwater on the A39, at the main roundabout (B & Q on the left) take the second exit onto the bypass. Proceed straight ahead at the first roundabout and at the next roundabout take the first exit signposted to Meare/Wedmore. Continue into the village of Meare where The Levels will be found on the left hand side just before the Ashcott Road turning.

Description

Beautifully presented and offered with No Onward Chain, this modern semi-detached home is a perfect blend of style and practicality. The welcoming reception hall leads to a spacious sitting room and a well-appointed kitchen/dining area, complete with integrated appliances. A bright conservatory opens to the private, low-maintenance rear garden, perfect for relaxation. Upstairs, three well-proportioned bedrooms include a generous main bedroom with an en-suite shower, while a modern family bathroom serves the additional rooms. With a private driveway, garage, and energy-efficient solar panels, this home is designed for comfort and convenience.

The front door opens into a reception hall, where stairs rise to the first floor. To the right is the cloakroom, with additional matching doors leading to the kitchen/dining room and the sitting room. The sitting room features a front-facing window and double doors that open into the kitchen/dining area. This space is well-appointed with a range of wall, base, and drawer units, along with integrated appliances, including an electric double oven and hob, fridge/freezer, and dishwasher. Glazed doors from the kitchen lead into the conservatory, which is glazed on three sides and has double doors that open into the garden.

On the first floor, the landing provides access to three well-sized bedrooms and a bathroom, with additional entry to the loft via a drop-down ladder. Bedroom one is a spacious double with a front-facing window, a wardrobe, and an airing cupboard that houses the hot water cylinder, which is fed by roof-mounted solar panels. This bedroom also benefits from an en-suite shower room. Bedrooms two and three both enjoy rear-facing aspects and fitted wardrobes, with bedroom three featuring a larger double wardrobe. The family bathroom includes a modern suite with a panelled bath and shower over, a wash hand basin, and a WC.

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.



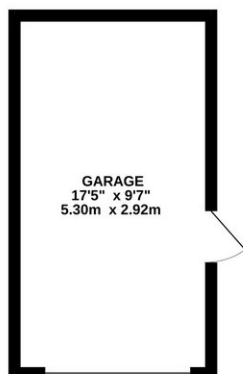


The property is approached via a footpath leading to the entrance door, crossing a neatly shaped lawn enclosed by a low hedge. To the side, a private driveway provides off-road parking for two cars and leads to a single garage, which features an automatic roller door, power, and lighting. A gated side entrance from the driveway gives access to the fully enclosed rear garden, bordered by timber fencing for privacy. The garden is designed for low maintenance, with all-weather turf extending from the patio and conservatory, and a raised shrub bed positioned at the far end. Additionally, the external oil-fired central heating boiler is situated to one side, and a separate pedestrian door provides convenient access to the garage.

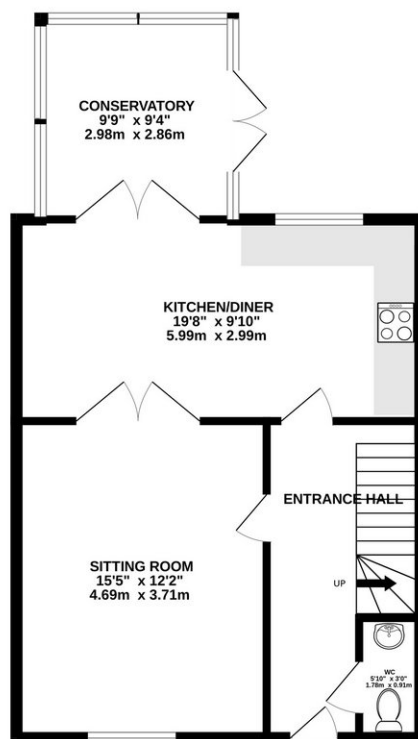
- Modern semi-detached property with **No Onward Chain**, beautifully presented throughout.
- Ground floor includes a **cloakroom**, **sitting room**, and a **kitchen/dining room** with integrated appliances.
- **Conservatory** with glazed sides and double doors to a low-maintenance garden.
- Three first-floor bedrooms, two with **rear-facing aspects** and fitted wardrobes; Bedroom one features an **en-suite shower** and solar-fed hot water cylinder.
- Modern family bathroom with a **shower-over-bath**, WC, and wash basin, plus loft access with a drop-down ladder.
- Exterior includes a **private driveway** for two cars, a garage with an **automatic roller door**, and a gated side entrance.
- Fully enclosed rear garden with **all-weather turf**, a raised shrub bed, and external access to the oil-fired heating boiler.



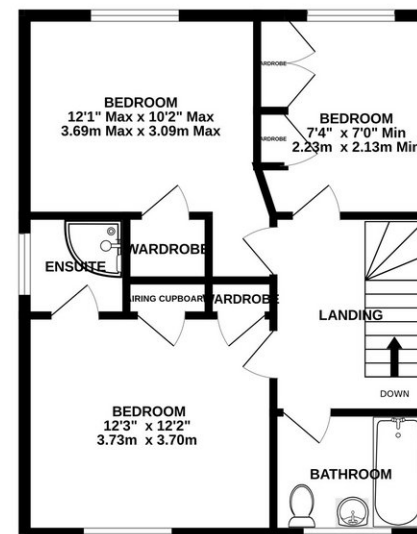
GARAGE
167 sq.ft. (15.5 sq.m.) approx.



GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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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