



£250,000

*At a glance...*



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**holland  
& odam**

10 Moor View Close  
Meare  
Glastonbury  
Somerset  
BA6 9TB

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto: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 and follow the road down to the right hand turning for Sunnymead and Moor View Close. Follow the road into Moor View Close, until you reach number 10, which is indicated by our for sale sign.

## Services

Mains electricity, water and drainage are connected.  
Electric room heaters

All available property information can be provided upon request from Holland & Odam. For confirmation of mobile phone and broadband coverage, please visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold





## 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 Carv. 19 miles.

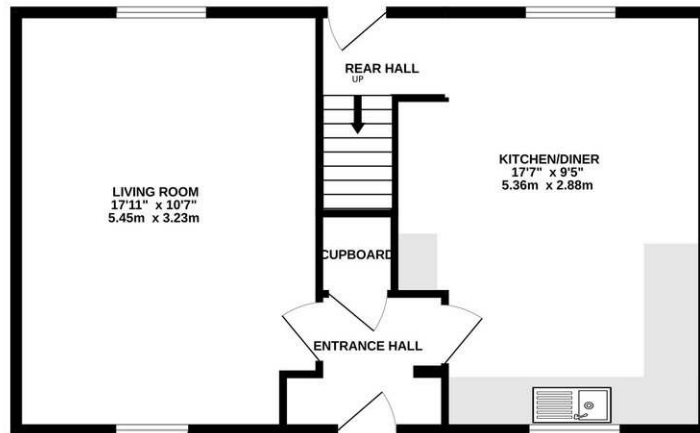
## Insight

Tucked away at the end of a quiet residential development, within the sought-after village of Meare, this well presented semi-detached property offers light and airy accommodation, good proportions throughout, and a lovely enclosed rear garden. Modernised throughout, this wonderful family home is ready to welcome its next owners.

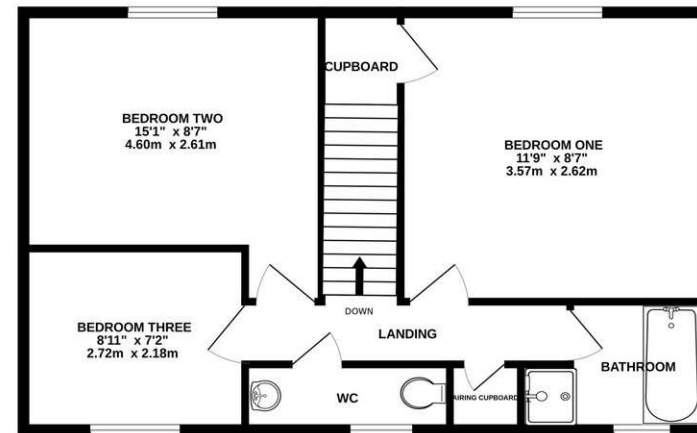
- Entering into the entrance hall, there is useful under-stairs storage, and doors that lead into both the sitting room and the kitchen diner.
- The spacious, dual aspect sitting room is flooded with plenty of natural light and has a pleasant outlook to the garden at the rear.
- Fitted with a range of modern, shaker style wall and base units, the kitchen diner has space for freestanding appliances, and comfortably accommodates a dining table and chairs.
- From here, a rear porch provides access into the garden, while stairs rise to the first floor where there are three good size bedrooms, serviced by a modern WC and bathroom.
- Two of the bedrooms are generous doubles, one of which benefits from built in storage, while the third is a good sized single, which could also be purposed as a home office if required.
- Conveniently, the WC and bathroom have separate access with the WC having a white toilet basin and heated towel rail, while the bathroom has a bath, and walk in shower.
- Outside, the front garden has been laid to lawn with a path leading to the front door, with a side gate leading to the rear garden.
- Again, mostly laid to lawn, the rear garden offers an attractive patio area that extends to the side of the property, perfect for outdoor dining throughout the summer, aswell as a large timber shed.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 829sq.ft. (77.0 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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