



£430,000

At a glance...



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**holland
& odam**

Broadland Oxenpill
Meare
Somerset
BA6 9TQ

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

Upon entering the village of Meare, along the B3151 from Glastonbury, continue on through, passing the village school on your left. After approximately 0.5 miles, you will see the property on your left hand side, as indicated by our for sale sign.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Meare is a rural village set on the picturesque Somerset Levels to the West of Glastonbury. The village provides primary school, Parish Church, rural store with lots of provisions and a garage. The popular towns of Glastonbury and Street together provide an attractive range of facilities. Glastonbury is best known for its Tor and Abbey Ruins. Street is famous as the home of Clarks Shoes and Clarks factory shopping centre. Meare is also convenient for private education with Millfield school, both Senior and Prep, being within 3-5 miles, also the Cathedral school in Wells, being some 7 miles distance.

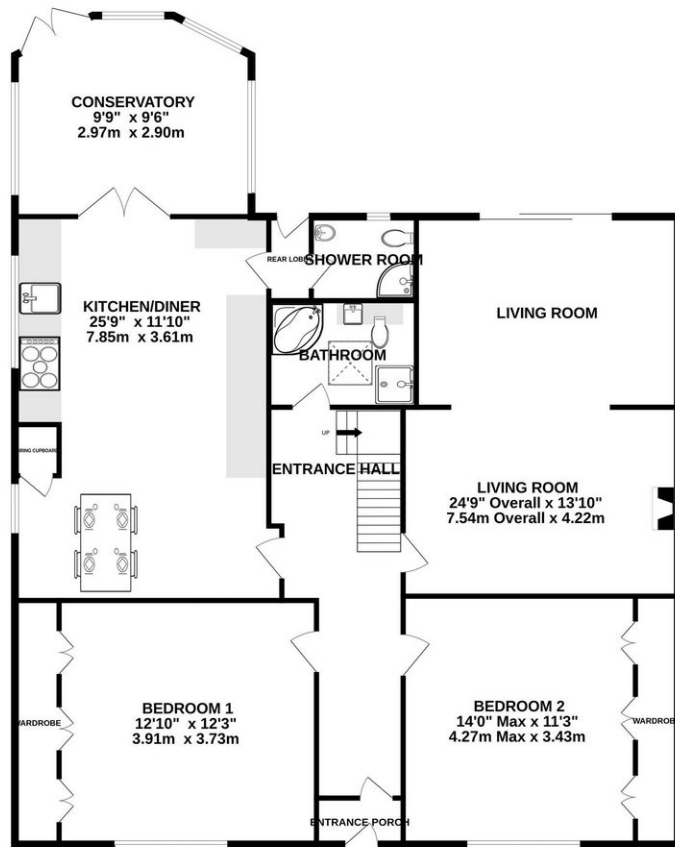
Insight

This extended detached, dormer bungalow, provides spacious and well presented accommodation throughout, being situated in a generous plot, set back from the road with parking for several vehicles. The rear garden includes a solid wooden outbuilding, which provides further potential, subject to any necessary consents, all benefiting from a sunny westerly aspect.

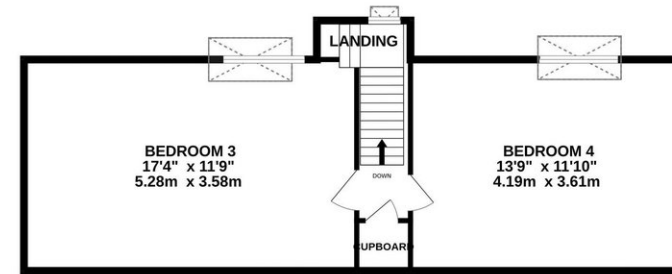
- Affording plenty of space and light, this extended detached dormer bungalow is one not to be missed
- From the ground floor entrance hall, stairs rise to the first floor, with matching oak doors and floor, leading to two double bedrooms, the living room, kitchen and bathroom
- The living room forms part of the extension, measuring in excess of 24', having a feature fireplace with wood burner and patio doors to the raised deck
- Into the kitchen, which provides a bespoke hand made oak range of units with space for a range cooker, washing machine and tumble drier
- Doors open into the conservatory and on the right into a rear hall, with a shower room off
- Finally, returning to the main hall, a door opens into the updated bathroom which includes a corner bath, wash hand basin, WC and shower enclosure
- On the first floor, there are two double bedrooms, both with velux roof lights and eaves storage
- Outside, the garden is set back from the road, being laid to lawn and having ample parking to the front. Gated access the leads to the rear garden



GROUND FLOOR



1ST FLOOR



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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