



£245,000

At a glance...



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**holland
& odam**

24 Oxenpill
Meare
Glastonbury
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 right hand side.

Services

Mains electricity, water and drainage are connected. Electric central heating system. Photovoltaic panels. EV Charger

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

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



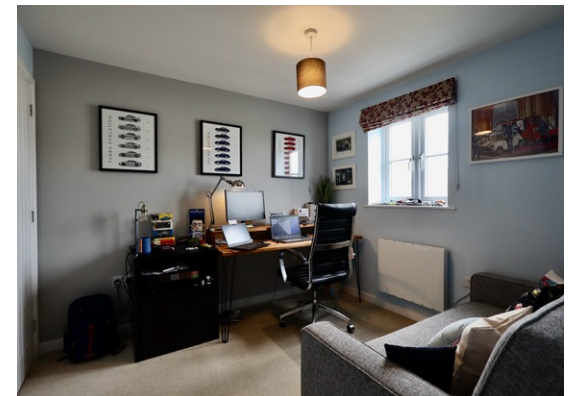
Location

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.

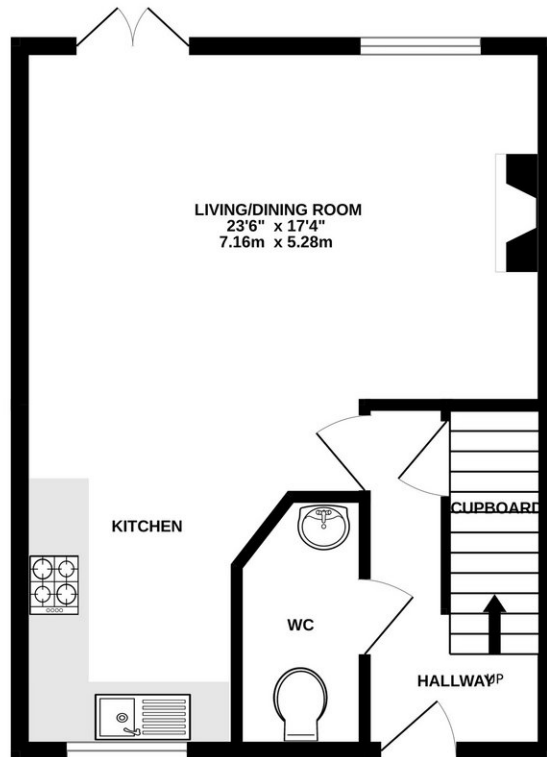
Insight

Built in 2015 this well-presented, energy efficient home offers stylish, low-maintenance living with a modern open-plan layout and quality finishes throughout. There are two spacious double bedrooms, a private and enclosed rear courtyard garden and off street parking for two vehicles, all set within the quiet, desirable village of Meare.

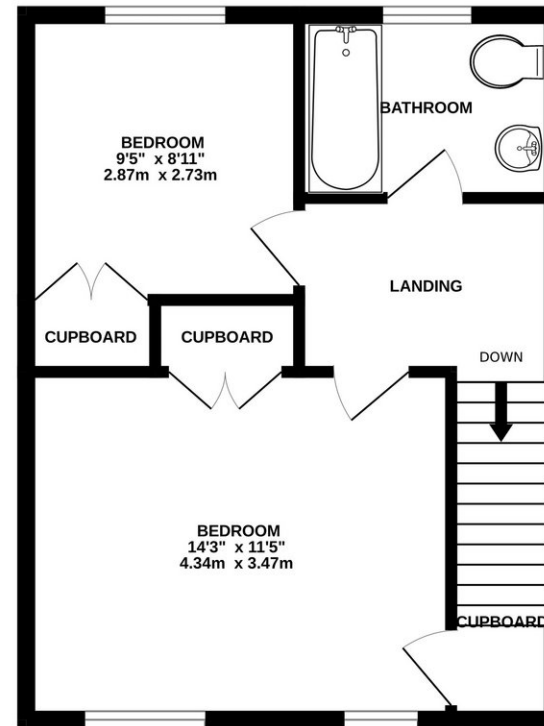
- Step into a welcoming hallway, complete with under-stairs storage and a convenient cloakroom fitted with a toilet, basin, and heated towel rail.
- The ground floor opens into a spacious living and dining area, featuring real wood flooring and a wood-burning stove, perfect for a winters evening.
- French doors lead out to the enclosed rear garden, while additional rear-facing windows provide plenty of natural light.
- The contemporary high-gloss kitchen is fitted with integrated appliances, including a fridge-freezer, dishwasher, washing machine, double electric oven, and ceramic hob with extractor hood.
- Upstairs, the landing provides access to a loft and all rooms. The main bedroom benefits from two windows with far-reaching countryside views, a built-in double wardrobe, and a large airing cupboard.
- The second bedroom is also a comfortable double, complete with a built-in wardrobe and views over the garden.
- The bathroom features a P-shaped bath with mains-fed shower and curved glass screen, along with a pedestal basin, toilet and a heated towel rail.
- Outside, there is a low maintenance rear garden laid mainly to gravel, with a pedestrian gate leading to the two private parking spaces.
- Electric boiler with four photovoltaic panels for cost effective energy supply.



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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