





£420,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



3



1



1

Energy
Rating

E

Council Tax Band



Services

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

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold



Directions

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left) take the second exit onto the by-pass. Continue straight ahead at the first roundabout and at the next roundabout turn left, signposted to Meare. Continue into the village and pass through towards the outskirts where Kirlegate will be found on the right. Turn here and take the first left turning, where number 1 can be found on your left, indicated by a Holland & Odam for sale board.



Description

Beautifully refurbished three-bedroom bungalow set in a quiet cul-de-sac in Meare, just minutes from Glastonbury. The property features a striking double-height entrance hall, stylish open-plan kitchen/diner, spacious sitting room with wood burner, and three double bedrooms. To the rear, there are lovely landscaped gardens, perfect for alfresco dining, with ample off street parking to the front for multiple vehicles on two driveways, and a double garage with electric door.

Stepping through the front door, you're welcomed into a striking entrance hall with impressive double-height ceilings and parquet flooring underfoot. Flooded with natural light from a high-level window, the hallway sets a bright and spacious tone for the rest of the home. A unique mezzanine level accessed via a loft hatch and ladder creates a cleverly designed den or games space, ideal for children or useful storage space.

Parquet flooring flows into the sitting room which is generously proportioned and offers a stone fireplace, wood-burning stove, alcove shelving and Patio doors open directly to the rear garden, flooding the room with plenty of natural light.

At the heart of the home lies the open-plan kitchen and dining area. Finished with sleek soft-close cabinetry, solid timber worktops and a central island with breakfast bar, this is a room that brings function and style together. Integrated appliances include a hob with modern extractor, oven, microwave, fridge/freezer, dishwasher and washing machine. A full-height bi-folding door opens the space onto the paved terrace, creating seamless indoor-outdoor living.

Three comfortable double bedrooms are located off the inner hallway, each with their own built-in wardrobes and front or rear-facing windows. Bedrooms one and two are both comfortable doubles, located at the front of the property, while bedroom three located at the rear provides internal access into the double garage.

Completing the internal layout is a well-appointed and recently updated shower room. Stylishly tiled from floor to ceiling, it features a large walk-in shower with glass screen, vanity unit with basin and storage, toilet, LED mirror, heated towel rail, underfloor heating and extractor fan.



Location

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left) take the second exit onto the by-pass. Continue straight ahead at the first roundabout and at the next roundabout turn left, signposted to Meare. Continue into the village and pass through towards the outskirts where Kirlegate will be found on the right. Turn here and proceed through the estate, where number 10 can be found on your right, indicated by a Holland & Odam for sale board.



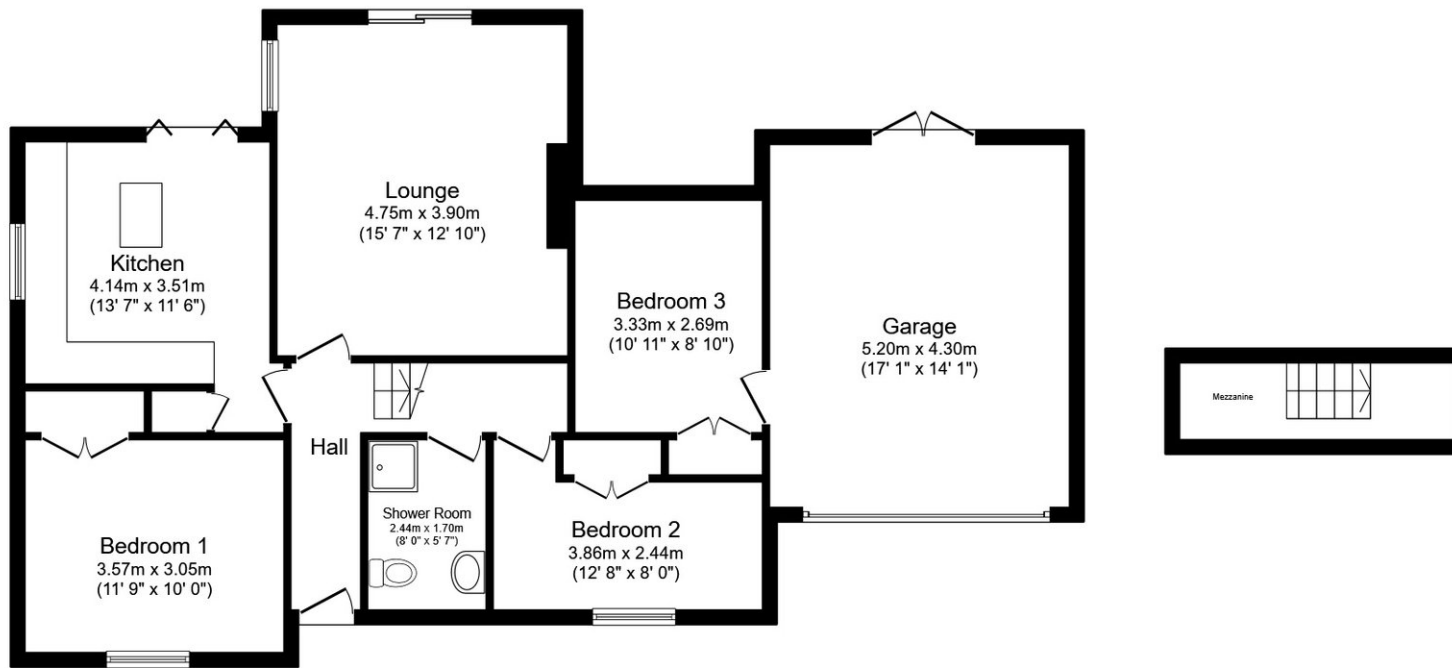


Occupying a generous and level plot, the property's gardens are both private and secure, perfect for families or those with pets. A large porcelain-tiled terrace spans the rear of the home, connecting both the living room and kitchen via wide doors. This sunny space is ideal for outdoor dining and summer entertaining, complemented by garden lighting and external sockets.



- Nestled away in the quiet, popular village of Meare, this superbly presented home enjoys a cul-de-sac position close to Glastonbury and surrounded by open countryside.
- Tastefully modernised throughout, combining contemporary finishes with well-considered design.
- A striking double-height hall with parquet flooring and a mezzanine-level den creates a bright first impression.
- Generous sitting room with wood burner and garden access.
- Modern, open plan kitchen diner with central island fitted with a range of sleek wall and base units, and bi-fold patio doors overlooking the pretty garden to the rear.
- Three well-proportioned bedrooms, each with built-in wardrobes, offering flexible accommodation for families, guests or home working.
- The enclosed rear garden includes a porcelain-tiled terrace, lawn, mature borders, and outdoor lighting and power.
- A gravelled driveway provides space for multiple vehicles, alongside a double garage with electric door, power and lighting.





Total floor area: 105.0 sq.m. (1,130 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 833123 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the 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.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.

