





£395,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band D



Services

Mains electricity, water and drainage are connected. Air Source 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 bypass. Proceed straight ahead at the first roundabout and at the second roundabout take the first exit signposted to Meare/Wedmore. Follow the B3151 into Meare passing the primary school and a garage. Downs Orchard will be found on the left-hand side and is the third turning after the garage. No.11 is situated in the first cul-de-sac on the left hand side.

Description

Tucked away in a peaceful cul-de-sac, this modern four-bedroom detached home occupies a generous corner plot and benefits from an energy-efficient air source heat pump. Well-proportioned reception rooms and a private, sunny garden make it an appealing home for families seeking comfort and convenience.

A covered entrance porch opens into a reception hall with stairs rising to the first floor and access to the cloakroom, kitchen and sitting room. The sitting room enjoys a square bay window to the front and space for an electric fire. A doorway opens into the dining room where patio doors lead onto the rear terrace. A convenient serving hatch links through to the kitchen, fitted with a range of modern units and space for a range cooker, dishwasher, washing machine and fridge/freezer. A wide opening leads to an additional dining or playroom, cleverly converted from part of the original tandem garage, with a door opening into the remaining single garage and another leading out to the garden.

Upstairs, the landing provides loft access, a linen cupboard and matching doors to four bedrooms and the family bathroom. Bedrooms one and four enjoy front-facing aspects, with the main bedroom featuring fitted mirrored wardrobes and an en-suite shower room. Bedrooms two and three overlook the rear garden, both with fitted wardrobes, while the family bathroom includes a white suite with panelled bath and shower over, wash basin and WC.

Location

Meare is a rural village set on the picturesque Somerset Levels, 4 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 6 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.



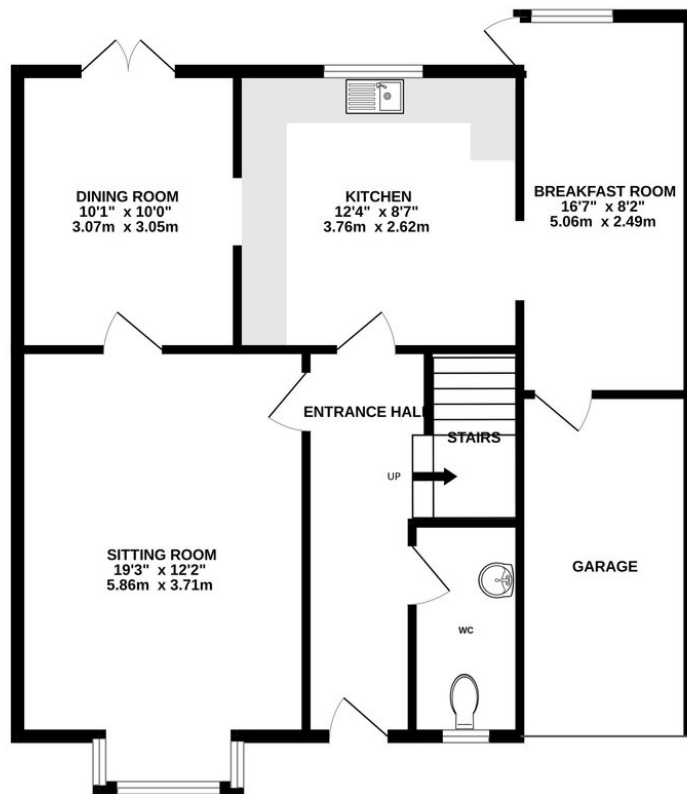


Outside, the property sits in the far corner of the cul-de-sac with driveway parking and a single garage fitted with power, light, and housing for the air source heat pump system and hot water tank. Additional parking is available to the front, screened by a mature laurel hedge for privacy. Secure gated access on both sides leads to the rear garden, where a sunny southerly aspect, patio and level lawn create an ideal setting for outdoor living. There is also space for a timber shed, with the Vaillant air source heating unit neatly positioned to one side.

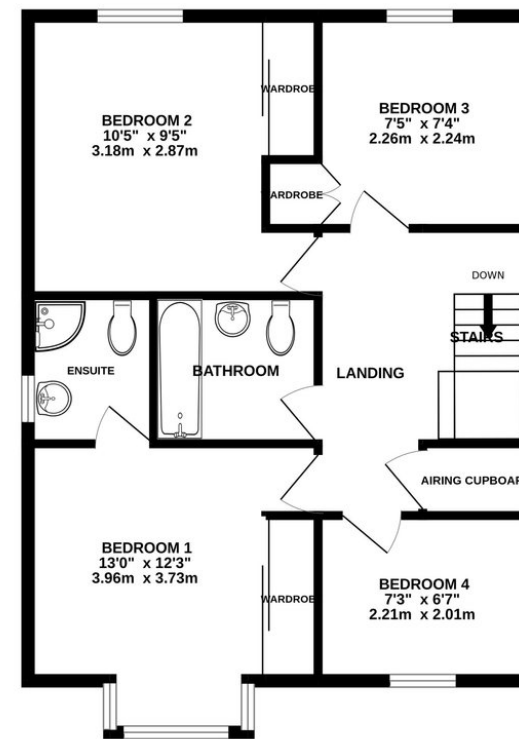
- Modern four-bedroom detached home tucked away in a quiet cul-de-sac position, occupying a generous corner plot.
- Energy-efficient Vaillant air source heat pump for improved running costs and sustainability.
- Bright sitting room with square bay window, opening into a dining room with patio doors to the garden.
- Kitchen with modern units, breakfast serving hatch to the dining room and space for a range cooker and further appliances.
- Flexible additional dining/playroom created from part of the original tandem garage, ideal for family use.
- Four well-proportioned bedrooms, three with fitted wardrobes, including a master bedroom with en-suite shower room.
- Sunny, private rear garden with patio and lawn, ample driveway parking, single garage and storage space.



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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