





£350,000

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. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

Directions

From Street/Glastonbury, 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 for Meare/Wedmore. Follow the B3151 to Meare, continue through the village taking a right hand turn into Meareway. Continue further for approx. 100 yards, where the property can be identified on the left hand side.

Description

This modern detached family home is quietly positioned off Meareway Lane and enjoying excellent parking from its large brick-paved driveway. The property offers three well-proportioned bedrooms, including an ensuite to the master, and a flexible ground floor with two reception areas. With oak flooring, a kitchen/breakfast room, and gardens to the front and rear, this home is both practical and welcoming.

The entrance hall provides access to the principal ground floor rooms, with stairs rising to the first floor. The sitting room enjoys dual aspect windows, a feature fireplace with inset electric fire, and a glazed door leading into the kitchen/breakfast room. Fitted with oak-fronted wall and base units, the kitchen includes integrated appliances such as a double oven and grill, plus space for further freestanding appliances. Patio doors open from the breakfast area into the rear garden, while a cloakroom and adjoining dining room complete the ground floor. A particular highlight is the oak flooring, which runs throughout the main ground floor living areas.

On the first floor, the landing leads to three bedrooms and the family bathroom. The master bedroom overlooks the rear garden and benefits from a fitted ensuite shower room and an airing cupboard. Bedroom two is another generous double with a built-in wardrobe, while bedroom three can also accommodate a double bed and overlooks the garden. The family bathroom is fitted with a white suite comprising a panelled bath with shower over, WC, and wash hand basin.

Location

Myrtle Close is a development of just three detached homes set back from a side lane in the village. Meare has local amenities including primary school, church and a garage. The historic town of Glastonbury, famous for its Tor and Abbey Ruins, is 3 miles and offers a good range of shops, supermarkets, restaurants, banks and schooling. The thriving centre of Street is approximately 4 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball), some 12 miles, whilst Bristol, Bath and Taunton are all within commuting distance.





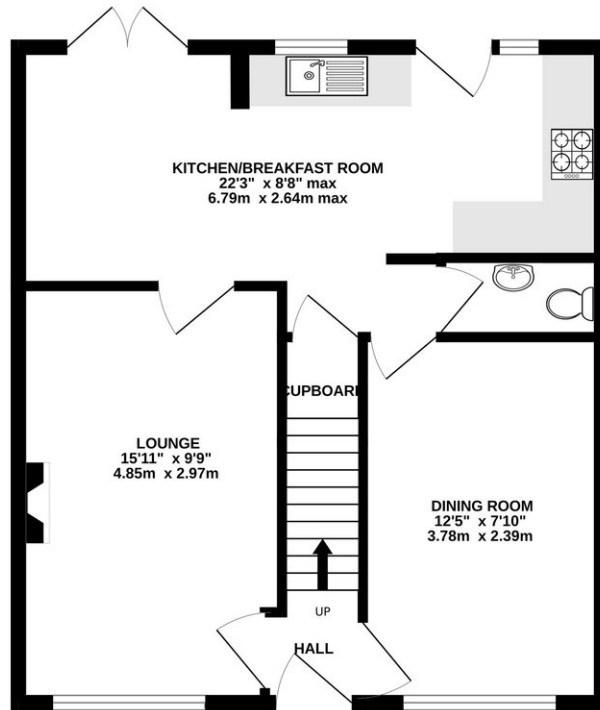
Outside, the property is set back from the lane with a lawn garden and a large brick-paved driveway providing ample parking and turning space up to the house. Secure gated access leads to the rear garden, which is laid mainly to lawn and enclosed by timber fencing. A timber garden shed and the oil storage tank are tucked to one side, while the garden enjoys a pleasant aspect.



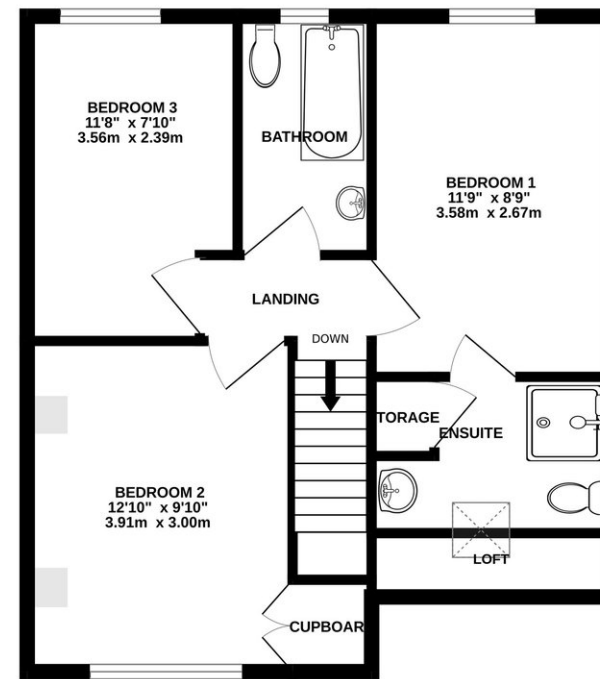
- Modern detached family home quietly positioned, set back off of Meareway Lane
- Sitting room with dual aspect windows, feature fireplace, and glazed door into kitchen.
- Oak-fronted kitchen units with integrated double oven and grill, plus patio doors to the garden from the breakfast area.
- Ground floor also includes a dining room with oak flooring throughout and a cloakroom.
- Three first-floor bedrooms, including master with ensuite shower and built-in airing cupboard.
- Family bathroom fitted with a white suite which includes a panel bath with shower, WC, and wash hand basin.
- Enclosed rear garden with lawn and timber shed, plus large brick-paved driveway at the front with ample parking.



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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