



£435,000

At a glance...



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**holland
& odam**

22 Kirle Gate
Meare
Glastonbury
Somerset
BA6 9TA

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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 Kirle Gate will be found on the right. Turn into Kirle Gate and follow down to the far right corner.

Services

Mains electricity, water and drainage are connected. Air Source 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, 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.

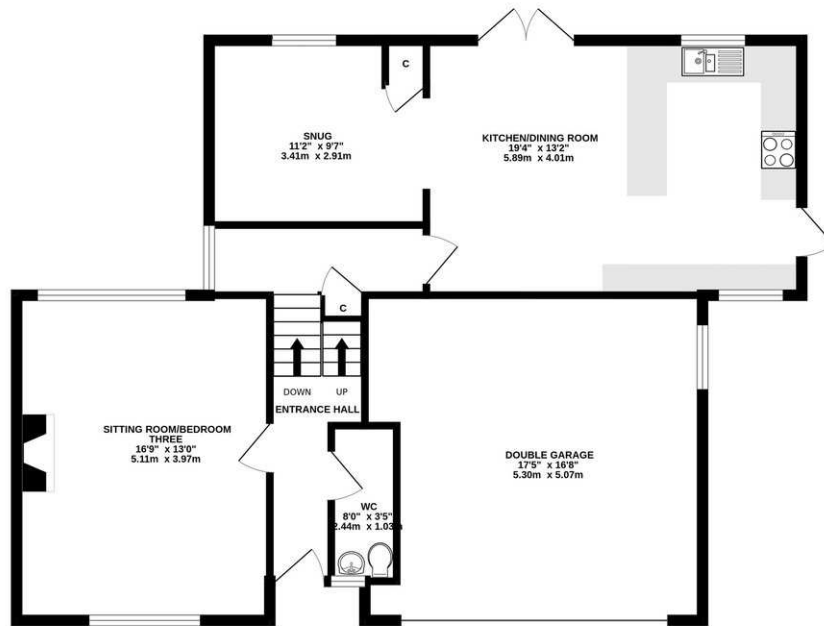
Insight

Set at the end of a quiet cul-de-sac is this well presented 2/3 bedroom detached house with a double garage, driveway parking and large garden with far reaching views. It has been well maintained and improved by the present owners over the past 10 years.

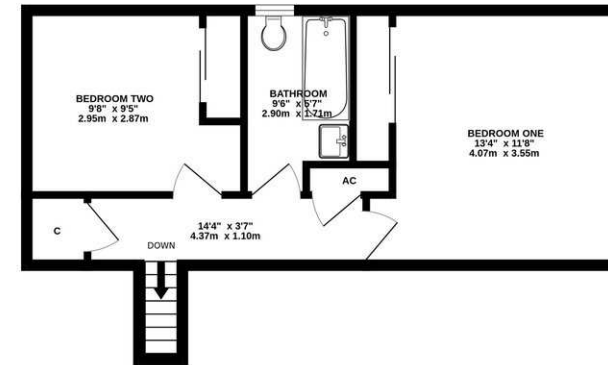
- Spacious and versatile accommodation with a large kitchen, dining area and snug being almost 30ft long. French doors lead out onto the patio and rear garden.
- Two double bedrooms both having lovely views to the rear over an orchard and open countryside.
- Large double aspect sitting room which could easily be used as another bedroom due to the layout of the property
- Double garage with potential to be converted if desired
- Plenty of further potential to extend subject to the necessary consents
- Modern air source central heating system. Benefitting from having the remainder of the Renewable Heating Incentive being payable to a new owner of approximately £5000 over the next three years.
- Rear garden measures 23.1m long (76ft) x 19.3m (63ft) wide
- Countryside walks on the doorstep and two nature reserves being just 1.5 miles away
- N.B. Under Section 21 of the 1979 Estate Agents Act we wish to declare a personal interest in this property as the vendor is an employee of Holland & Odam Estate Agents.



GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1461sq.ft. (135.7 sq.m.) approx.

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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