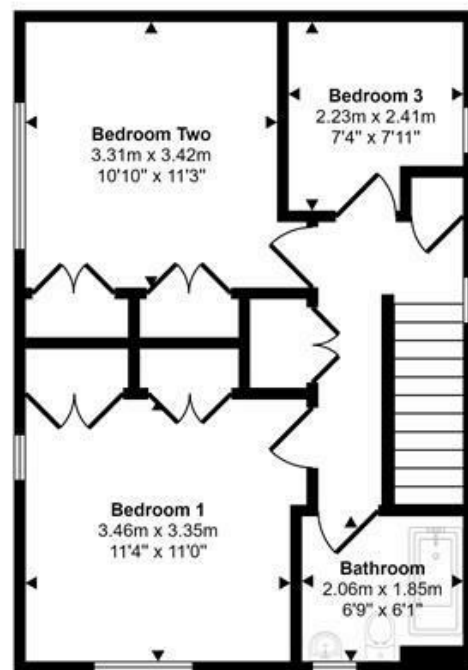


Ground Floor
Approx 55 sq m / 589 sq ft

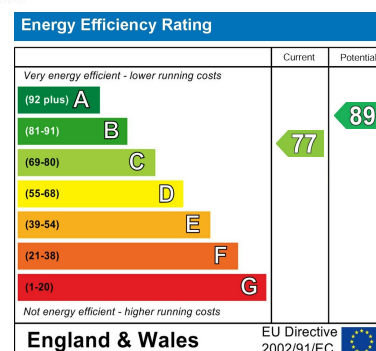


First Floor
Approx 46 sq m / 500 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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St. Michaels View
Mere

Asking Price
£350,000

*** EXCLUSIVE COMMUNITY *** POPULAR VILLAGE LOCATION *** WELL PRESENTED THROUGHOUT*** END OF CHAIN *** THREE BEDROOMS *** PRIVATE GARDEN *** WALKING DISTANCE TO AMENITIES *** OVER 55'S ***

In brief, the ground floor accommodation consists of good sized welcoming entrance hall, sitting room with opening to the garden room and double doors to the dining room plus kitchen fitted with integrated appliances and cupboards. There is also a downstairs shower room. On the first floor there is the main bathroom and three bedrooms, two double sized and both with built in wardrobes. Outside, there is an allocated car barn and an enclosed courtyard style garden with shed and gate to the front.



ACCOMMODATION

Ground Floor

Entrance Hall

Timber front door with inset glass pane opens into a good sized welcoming entrance hall. Ceiling lights. Smoke detector. Coved. Central heating thermostat. Radiator. Power points. Storage cupboard fitted with shelves, hooks and housing the electrical consumer unit. Inset coir matting by the front door. Stairs rising to the first floor, white panelled door to the shower room and part glazed double doors to the:-

Sitting Room

Window with leaded light bar to the front. Ceiling lights. Coved. Radiator. Power, telephone and television points. Wall mounted display cabinet and shelves. Part glazed double doors to the dining room and opening to the:-

Garden Room

High level window with leaded light bar to the front elevation. Double part glazed doors with windows to either side opening to the courtyard garden. Ceiling light. Coved. Radiator. Power and television points.

Dining Room

Double part glazed doors with windows to either side opening to the courtyard garden and enjoying a glimpse of the church tower. Ceiling light. Coved. Radiator. Power points. Opening to the:-

Kitchen

Window with leaded light bar and tiled sill to the side elevation. Recessed ceiling lights. Kick heater. Power points. Fitted with a range of wood effect kitchen units consisting of floor cupboards, separate drawer unit and eye level cupboards with counter lighting under. Good amount of work surfaces with tiled splash back. One and half bowl stainless steel sink and drainer with mixer tap. Integrated fridge/freezer, dishwasher and washer/dryer. Gas hob with extractor hood over. Built in electric oven and microwave with pan drawer below and storage cupboard above. Tiled floor.

Shower Room

Recessed ceiling lights. Extractor fan. Heated towel rail. Shaver socket. Suite consisting of pedestal wash hand basin with mono tap and mirror over, low level WC with dual flush facility and walk in tiled shower area. Tiled floor.

First Floor

Landing

Stairs rise to a bright, galleried landing with leaded light window to the side. Ceiling light. Smoke and carbon monoxide detectors. Access to the loft space. Coved. Radiator. Power points. Cupboard housing the gas fired central heating boiler and programmer. Double doors to the airing cupboard housing the hot water cylinder and fitted with slatted shelves. White panelled doors to all rooms.

Bedroom One

Enjoying a double aspect with leaded light window to the front and to the side with partial view of the downs and church tower. Ceiling light. Coved. Radiator. Power, telephone and television points. Two built in double wardrobes with hanging rail and shelf.

Bedroom Two

Window to the side with view in the distance of the downs and church tower. Ceiling light. Coved. Radiator. Power points. Two double built in wardrobes with hanging rail and shelf.

Bedroom Three

Window with window with leaded light bar to the side aspect. Ceiling light. Coved. Radiator. Power points.

Bathroom

Obscured glazed window with leaded light bar and tiled sill to the front elevation. Recessed ceiling lights. Extractor fan. Heated towel rail. Wall mounted mirror. Shaver socket. Fitted with a suite consisting of bath with mixer tap and shower over plus screen and full height tiling to the surrounding walls and combination unit of circular wash hand basin with mono tap and low level WC with dual flush facility and concealed cistern. Tiled floor.

Outside

Courtyard Garden

The courtyard style garden lies to the side of the property and is partly laid to paving stone and lawn with shrub and flower beds. There is an outside light and small timber storage shed. The garden enjoys good privacy and is enclosed in part by old stone wall and timber fencing with a metal gate to the side opening to the front footpath.

Communal Areas

Vehicular access to the property is approached from the road onto a block paved drive, which leads onto the development. To the left hand side there are visitor parking spaces and a communal courtyard garden with two arches and enclosed by hedgerow - a great place to sit and chat with neighbours. There is also a bin store and the caretakers office, which has a meeting room above.

Car Barn

The car barns are located to the back of the development.

Important Information

The development is managed by Broadleaf Management Services with a yearly charge of £3,009.08 (in 2023) and is paid quarterly £752.27. The charge covers a comprehensive range of services, which includes building insurance, external painting, maintenance manager on site, upkeep of all communal gardens and buildings, all window cleaning and lighting. The ground rent is £167 per annum.

The property is sold under a Freehold Transfer, which means that the land it is built on and its private garden are owned by the property.

Useful Information

Energy Efficiency Rating C
Council Tax Band D
Gas Fired Central Heating
Wood Frame Double Glazing
Mains Drainage
Freehold Transfer to be confirmed
No Onward Chain

Directions

From Gillingham

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout proceed straight over and go through the village of Milton on Stour continuing towards Mere. At the end of the road turn right heading into Mere. The entrance to the development will be found on the right hand side, after the right turn to Townsend Close. The property fronts the road. Postcode BA12 6FB

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.