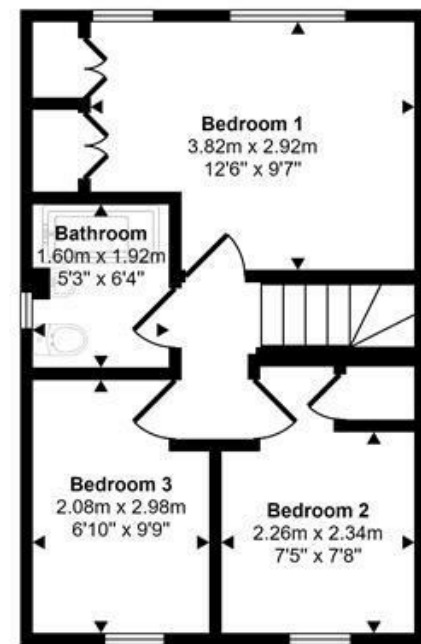




Ground Floor
Approx 32 sq m / 348 sq ft

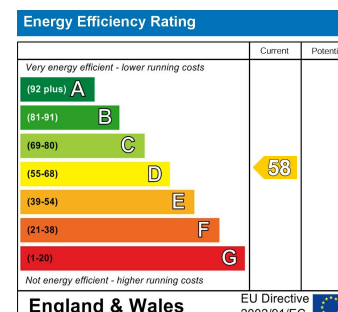


First Floor
Approx 32 sq m / 348 sq ft

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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Caddy Lane
Mere

Guide Price
£310,000

Offered to the market with no onward chain is this beautifully presented, link detached three-bedroom home with parking and a garage. This desirable Wiltshire town boasts a thriving community and caters well for everyday need. There is a Co-op store, post office, greengrocers and chemist, as well as a dental and doctor surgery, electrical shop and primary school. In addition, there are various takeaway outlets and public houses that serve food. Not far away is the National Trust's Stourhead and further facilities may be found in Gillingham where there is a mainline train station to London and Exeter. The property was built in the early 1990's, and has been a much cherished and enjoyed family home of our sellers for the last twenty three years. The property has been exceedingly well maintained and is immaculately presented. There is a great size garden which enjoys a sunny and private aspect, with scope to update to ones own taste. The property enjoys the best of both worlds - situated on a small peaceful development on the fringe of the town with plenty of walk

An early viewing is strongly recommended to avoid missing out on the opportunity of purchasing this great home.



The Property

Accommodation

Inside

Ground Floor

Upon entering the property there is an entrance hall with doors to the kitchen, sitting room, downstairs WC and stairs rising to the first floor. The kitchen has a modern feel, fitted with plenty of eye and floor level cupboards and drawers. There is a good amount of work top space with a gas hob, electric oven and extractor fan. There is also an integrated dishwasher, fridge/freezer and space for a washing machine. The sitting room enjoys a bright and sunny aspect with space to create an open plan sitting and dining room. There is a focal point wood effect gas fire and sliding patio doors out to the garden. There is also a good size storage cupboard with shelves.

First Floor

Stairs rise to the first floor with doors to the bedrooms and bathroom.

Bedroom one is a good size double with built in wardrobes and enjoys a sunny aspect. The second bedroom is a double and the third bedroom is a good sized single. The bathroom has a bath, low level WC and pedestal wash hand basin. There is also a storage cupboard in bedroom two housing the boiler.

Outside

Parking and Garage

There is parking for two cars on the driveway as well as plenty of on street parking around the cul de sac. There is a garage which can be accessed via the up and over door. There is electricity and rafter storage.

Garden

The garden has been very well maintained and is a good size. There is a sun terrace, great for al fresco dining. The rest of the garden is laid to lawn with plenty of space for updating to ones own taste. There is a side access gate.

Useful Information

Energy Efficiency Rating D
Council Tax Band C
No onward Chain
UPVC Double Glazing
Mains Drainage
Freehold

Directions

From the Gillingham Office

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. Turn left into Bramley Hill and bear left, then right into Homefield. Bear to the right into Caddy Lane and the property will be found a short distance on the right. Postcode BA12 6LX

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 firms employment has the authority to make or give any representation or warranty in respect of the property.