



Floorplan

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



North Street  
Mere

Asking Price  
£210,000

A great opportunity to purchase this generously proportioned two-bedroom ground floor apartment which offers a rare combination of space, comfort, and convenience. Ideal for those seeking easy, single-level living, this well-maintained home boasts an expansive layout that sets it apart. The apartment is ideally located close to the heart of this desirable Wiltshire town, which boasts a thriving community and caters well for everyday needs. 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 features a large, light-filled dining room with impressive windows that invite plenty of natural light. The adjoining sitting room is equally spacious—perfect for relaxing or entertaining guests. A well-equipped kitchen offers ample workspace and storage, catering to both casual cooking and more elaborate meals.

The principal bedroom includes a stylish dressing area and a private en-suite, creating a peaceful retreat. The second bedroom is also well-sized and served by a separate bathroom, ideal for guests or family.

Additional benefits include allocated parking and a peaceful setting, all within easy reach of local amenities and the picturesque countryside.





## The Property

### Accommodation

#### Inside

##### Ground Floor

Upon entering the property there is a spacious entrance hall with doors to the kitchen, dining room, bedrooms and family bathroom. The kitchen is generously sized with a good amount of eye and floor level cupboards, as well as worktop space. There is also space and plumbing for kitchen appliances. The light-filled dining room has impressive windows that invite plenty of natural light and the adjoining sitting room is also a bright and generously sized room.

There are two good sized double bedrooms, the principle bedroom benefitting from a dressing room area and an en-suite. The family bathroom offers a bath with an over head shower, pedestal style wash hand basin and a low level wc.

There are also multiple storage cupboards in the apartment.

#### Outside

##### Parking

There is an allocated parking space to the front of the property.

##### Storage

The property benefits from a useful shared storage room, which is accessed via the bin storage area.

##### Gardens

There is a small communal area out to the front of the property - This can be used by all flats.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band B  
uPVC Double Glazing Throughout  
Gas Fired Central Heating from a newly fitted Combination Boiler  
Mains Drainage  
999 years from 1 January 2005-  
Each flat owner owns a share of the freehold

Service Charge - £75 pm  
No Onward Chain

#### Directions

Postcode - BA12 6HU  
What 3 words -  
extensive.workflow.begins

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.