



Candle Cottage, Salisbury Street, Mere

£375,000

Candle Cottage, Wyvern House, Salisbury Street, Mere, Wiltshire BA12 6HA

- Recently Re-furbished to a High Standard
- Centrally Situated in the Conservation Heart of Mere
- Kitchen with Gas Fired AGA and French Doors into the Courtyard Garden
- Well Appointed Bathroom Plus Downstairs WC
- Off-Road Parking
- No Onward Chain
- EPC: D.

DESCRIPTION

This charming, comfortable period cottage punches well above its weight. Airy, light, sophisticated and deceptively spacious, it was completely renovated in 2022 with new plumbing including a Worcester 4000 Combi gas boiler, upgraded electrics and a large Domed Velux rooflight in the kitchen which is electrically operated.

An imaginative re-structure of the internal space provides a delightful home with generous storage. Sliding doors divide the large open plan living/ dining space from the newly fitted kitchen which leads through French doors into a pretty south facing courtyard garden. This private, enclosed space includes an outside light, outside electric socket, a good shed with a large water butt and a garden gate into the rear parking area. Candle Cottage has one appointed parking space within the shared private drive.

The accommodation includes:

Welcoming entrance hall with large cloaks cupboard and WC off. Stairs up to an airy, light landing with suitcase storage cupboard. Doors leading to: Bedroom 1: spacious double bedroom with a wall of wardrobes; Bedroom 2: a generous twin-bedded room with adjacent work area and rooflight over; Bathroom: storage cupboards, white suite with bath/shower attachment over, basin in vanity unit, bidet and close coupled WC. rooflight over and extractor fan.

SERVICES

The property is connected to mains electricity, water, gas and drainage.



TENURE

Freehold

LOCAL AUTHORITY

Wiltshire County Council Tax Band B.





LOCATION

There is a vibrant, popular historic small town surrounded by glorious countryside and ribboned with good walks. Amenities include a Co-op, an organic fruit, veg and flower shop, chemist, post office, doctors and dentists' surgery, beautiful C of E church and a primary school. There is a regular bus service to Gillingham, Shaftesbury and Wincanton.

A303.....1 mile

Gillingham. 3 miles

Wincanton Race Course :9 miles

The nearby town of Gillingham (3 miles) has a mainline railway station with a regular, direct service to London Waterloo.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

VIEWINGS

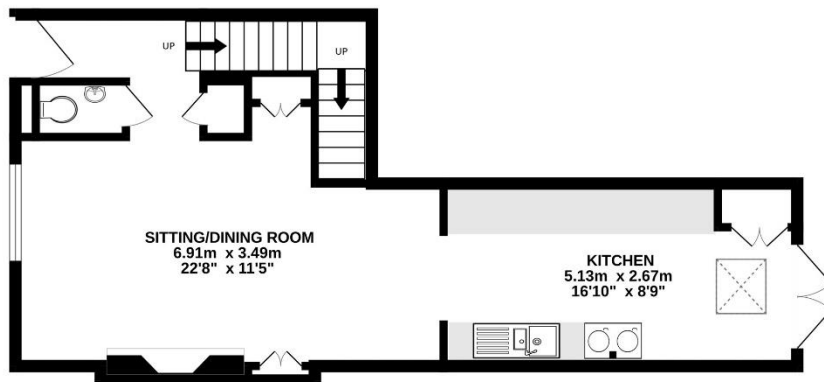
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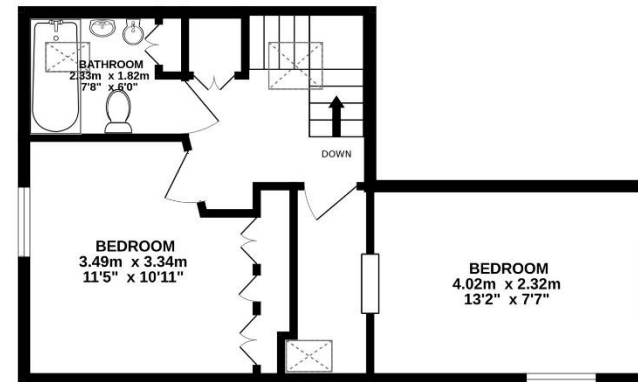




GROUND FLOOR
42.5 sq.m. (457 sq.ft.) approx.



1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA : 80.4 sq.m. (865 sq.ft.) 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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These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

31 May 2023