





14 Fennel Road, Mere, Warminster, Wiltshire, BA12 6RT

What 3 Words:



Key Features

- Modern House in Quiet Cul De Sac Location
- Within Easy Reach of Town Centre
- Large Sitting / Dining Room with access into the Garden
- Three Bedrooms, One Bathroom
- Westerly Facing Garden
- Single Garage & Parking
- No Onward Chain

Tenure: Freehold | **EPC Rating:** D | **Council Tax Band:** C |

Services: The property is connected to mains electricity, water and drainage. There is gas fired central heating.

Location

Mere 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.

Inside the Home

Positioned at the end of the cul de sac, in a quiet, tucked away position this modern terraced house, located within easy reach of the town centre and amenities.

The well-appointed accommodation includes an entrance hall, large sitting/dining room with access into the garden, kitchen, downstairs WC, three bedrooms and a bathroom.

Externally the property has a westerly facing rear garden, single garage and off-road parking.

Outside Space

The property is located at the end of the cul de sac, in which the parking is located to the rear under the archway, along with the single garage with up and over door.

The westerly facing rear garden, which is enclosed by wooden panel fencing and can be accessed via the double doors in the sitting/dining room, is mainly laid out lawn with a gravelled border, perfect for pot plants, and a small terraced area providing space for the garden furniture. A gate to the side supplies access to the garage/parking area.

Shall We Book You in For a Viewing?

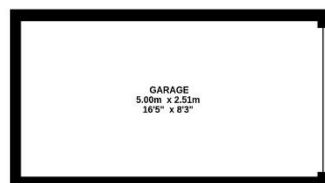
Strictly by appointment only via Boatwrights Estate Agents.

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property



GARAGE
12.6 sq.m. (135 sq.ft.) approx.



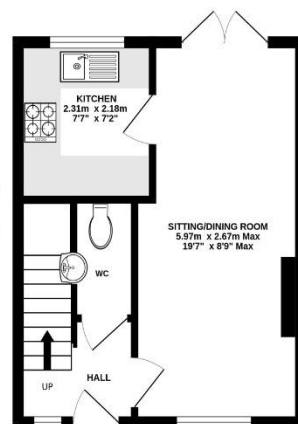
14 FENNEL ROAD MERE BA12 6RT

TOTAL FLOOR AREA : 75.3 sq.m. (811 sq.ft.) approx.

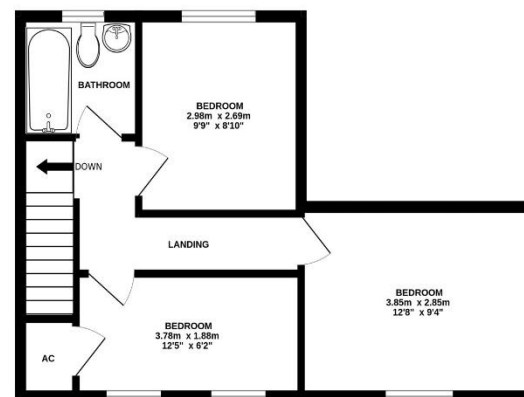
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
25.9 sq.m. (279 sq.ft.) approx.



1ST FLOOR
36.9 sq.m. (397 sq.ft.) approx.



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24 September 2025