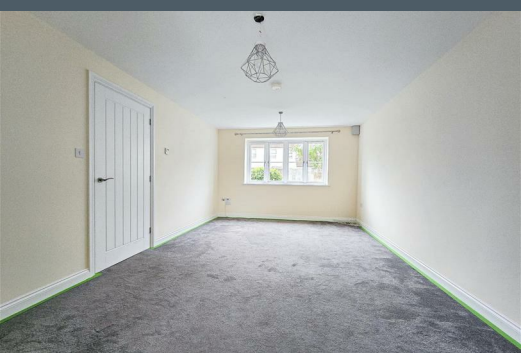


# LAUREL & WYLDE

E S T A T E   A G E N T S



## 3 The Pastures Muddy Lane, Meare, Somerset BA6 9QZ £299,000

\*\*\* ATTRACTIVE, SPACIOUS, LIGHT AND AIRY END-TERRACE FAMILY HOME \*\*\* NO ONWARD CHAIN  
COMPLICATIONS \*\*\* FABULOUS STARTER HOME OR A GREAT BUY TO LET \*\*\* LIVING ROOM \*\*\* LARGE  
KITCHEN / DINING & FAMILY ROOM \*\*\* CLOAKROOM \*\*\* THREE BEDROOMS \*\*\* FAMILY BATHROOM  
WITH SHOWER \*\*\* GARDENS FRONT AND REAR \*\*\* OFF STREET PARKING \*\*\* EPC B \*\*\*



### **ENTRANCE HALL**

Accessed through a double glazed composite door with a matching side panel, ceiling light, stairs leading to the first floor landing with a useful under-stairs storage cupboard, doors to the living room, cloakroom and wood effect vinyl flooring, with underfloor heating.

### **CLOAKROOM**

Ceiling light, extractor fan, under-floor heating, low level WC, vanity unit incorporating wash hand basin with a chrome mixer tap, wood effect vinyl flooring, with underfloor heating.

### **LIVING ROOM**

A lovely size front aspect room with a large uPVC double glazed window, ceiling light, under-floor heating, opening to the kitchen / family room.

### **KITCHEN / DINING & FAMILY ROOM**

A spacious rear aspect room with uPVC double glazed windows and French Doors leading out to the rear terrace / garden. There are ceiling spotlights, feature hanging light over the dining area, wood effect vinyl flooring, with underfloor heating, ample space for a dining table and chairs, or even further living furniture.

The kitchen has been fitted with a range of base and eye level units with granite effect rolled edge work-surfaces, inset one and a half bowl stainless steel sink with an adjacent drainer and mixer tap, integrated fridge / freezer, dishwasher, oven with a 4-ring induction hob.

### **FIRST FLOOR LANDING**

Ceiling light, radiator, loft hatch giving access to the roof space, doors to bedrooms 1, 2, 3 and the family bathroom.

### **MASTER BEDROOM**

A good size front aspect room with a uPVC double glazed window, ceiling light, radiator, built in wardrobes.

### **BEDROOM TWO**

A good size front aspect room with a uPVC double glazed window, ceiling light, radiator, built in wardrobes.

### **BEDROOM THREE**

A front aspect room with a uPVC double glazed window, ceiling light, radiator, built in wardrobe.

### **FAMILY BATHROOM**

A rear aspect room with an obscure uPVC double glazed window, ceiling spotlights, extractor fan, vinyl flooring, chrome heated towel rail, low level WC, pedestal wash hand basin with a chrome mixer tap, panel enclosed bath with a chrome mixer tap and a hand held shower attachment over, separate glazed and tiled shower with an over-head and hand-held mains shower system.

### **OUTSIDE**

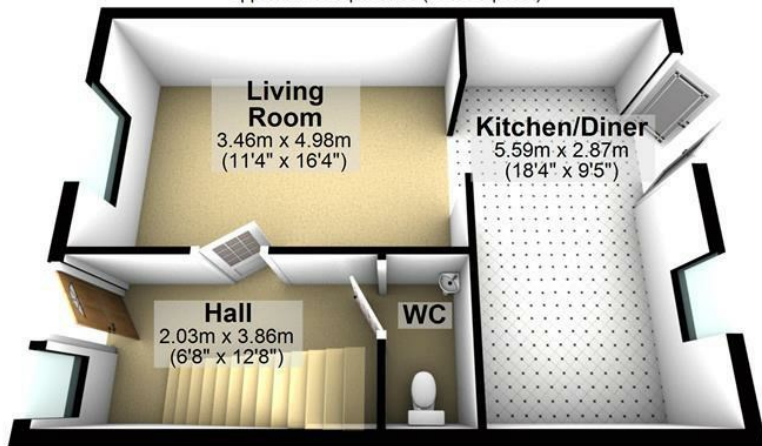
To the front there is a little garden area with a paved

walkway from the front door to the pedestrian gated access. To the front of the property there is on street parking.

To the rear there is a low maintenance paved garden / terrace and a gated access to the 2 off street parking spaces.

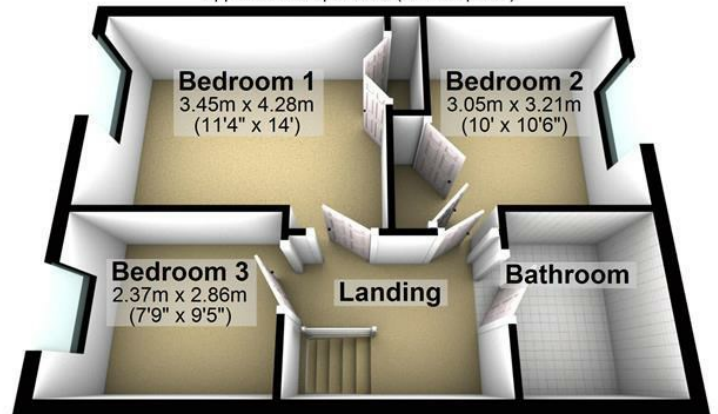
### Ground Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 88.2 sq. metres (949.9 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	