

LAUREL & WYLDE

E S T A T E A G E N T S



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

*** IF YOU PURCHASE THIS AS A 1ST TIME HOME BEFORE APRIL 2025 YOU WILL SAVE £2,500!!! ***
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

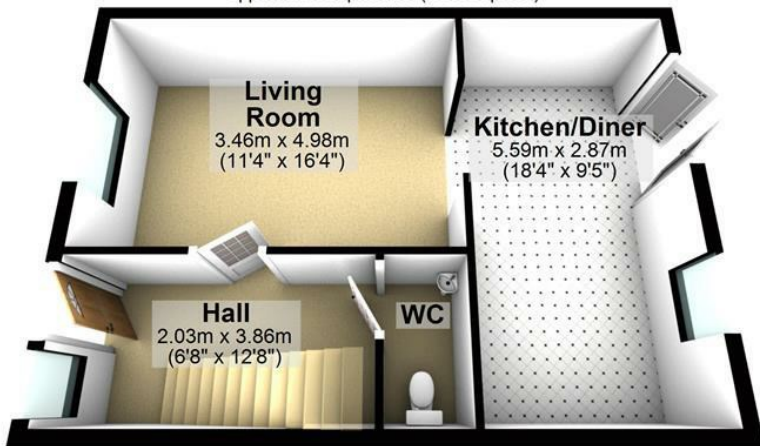
To the front there is a little garden area with a paved

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.

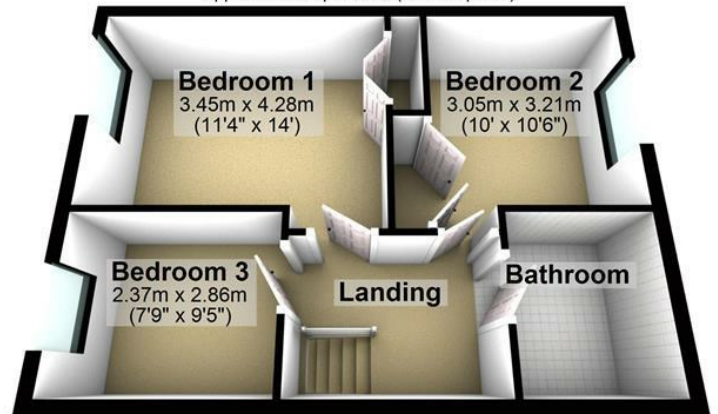
Ground Floor

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	