



The Bartletts Mere Warminster BA12 6DX

for sale offers in excess of
£575,000



Connells are thrilled to present this substantial and extremely well-established 3-bedroom detached bungalow to the market in the stunning market town of Mere, Wiltshire. Situated within a small cul-de-sac and benefiting from a gated driveway entrance; this property is constructed within a very generous plot of land resulting in parking for several cars, a large double garage with additional workshop space, a well-proportioned and perfectly manageable garden as well as a truly beautiful ranch style bungalow. The bungalow itself is presented with no onward chain and boasts three double bedrooms, two of which contain ensuite facilities and the master bedroom even contains a large dressing room space. There is also an additional shower room meaning the property is suited to a range of buyers, from large families to professionals to retirees. This is not a property to be missed for so many reasons - CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

Entrance Hall

The entrance hall contains a radiator, two smoke alarms, a loft hatch, a laundry cupboard containing a washing machine and a tumble dryer and a thermostat.

Living Room

23' 1" max x 21' 6" max (7.04m max x 6.55m max)

The living room contains two radiators, two double glazed windows to the front of the property, a sliding door to the rear of the property, two TV points, a logburner and a double glass pane door to the entrance hall.

Dining Room

12' 1" max x 11' max (3.68m max x 3.35m max)

The dining room contains one radiator and a double French door to the conservatory.

Kitchen

14' 3" max x 13' 1" max (4.34m max x 3.99m max)

The kitchen has two Velux skylights, a double glazed window to the conservatory and a door to the conservatory. It has a both wall and base cabinets, an extractor hood, radiator, 1 and a half bowl sink and drainer, an integrated microwave as well as space for a dishwasher, rangemaster oven, and an American fridge freezer.

Conservatory

23' 9" max x 13' 2" max (7.24m max x 4.01m max)

The conservatory has 5 double glazed windows to the rear garden, a double door to the side of the property and a single door to the side. It has a TV point, two heaters, two radiators, two ceiling fans and a door to the kitchen.



Bedroom 1

11' 7" x 12' 4" (3.53m x 3.76m)

Bedroom 1 has two double glazed windows to the front of the property. It has a TV point, Internet point, thermostat, large dressing room which contains shelving and the water tank and a radiator.

En Suite

The tiled en suite has a double glazed, frosted window to the rear of the property. It has a WC, hand wash basin, large shower cubicle with 2 separate attachments, a bidet, shaver point, heated towel rail and an extractor fan.

Bedroom 2

12' 11" x 9' 10" (3.94m x 3.00m)

Bedroom 2 has a double glazed window to the front of the property, a radiator and an integrated double wardrobe.

Bedroom 3

13' 6" max x 12' 1" max (4.11m max x 3.68m max)

Bedroom 3 has a double glazed window to the rear of the property. It has a TV point, Internet point and a radiator.

En Suite

The tiled en suite has Jack and Jill doors and a double glazed window to the side of the property. It has a WC, hand wash basin, a bath with an overhead shower attachment, shaver point, radiator and towel rail.

Shower Room

The shower room has a WC, hand wash basin, shower cubicle, shaver point, extractor fan, radiator and towel rail.

Outside

Front Garden

The front garden has a large gated gravel driveway for several cars, mature shrub borders and a raised seating area.

Rear Garden

The rear garden has a sheltered patio area, a large lawn, mature raised shrub and fence borders, an external tap, a water feature, a summer house, a large powered shed, and side access to the garden from both sides of the property.

Double Garage

19' 11" max x 18' 1" max (6.07m max x 5.51m max)

The double garage has a door to the large shed as well as power and lights.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: G

Tenure: Freehold

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Property Ref: GIL305793 - 0003