



**CHAFFERS**  
ESTATE AGENTS



## 63 Bramley Hill

, Mere, BA12 6JX

A recently refurbished 2 bedroom end of terrace bungalow situated in a quiet residential location towards the outskirts of the sought after town of Mere offered to the market with NO ONWARD CHAIN.

**£264,950 Freehold**

Council Tax Band: A

# 63 Bramley Hill

, Mere, BA12 6JX



## DESCRIPTION

A 2 bedroom double fronted end of terrace bungalow situated on a mature development just a short walk from the town centre amenities. This recently refurbished property enjoys a light and airy living room, kitchen with newly fitted appliances; hob, built in oven, dishwasher, washing machine and tumble dryer, spacious master bedroom and second bedroom both with newly fitted carpets, bathroom with new shower, heated towel rail and underfloor heating, two storage cupboards, double glazed windows, front and rear gardens and gas central heating. The partially boarded loft houses the boiler which was last serviced October 2023.

## SITUATION

Mere is a small country town which offers a good range of everyday facilities including health centre and dentist, supermarket, Flower/Vegetable shop, Post Office, butchers, Primary School, churches, cafes, pubs, electrical shop, golf driving range, fishing lakes and regular local bus services, There are excellent walks in and around the town and also the Wiltshire downs. The town has easy access to the A303 and main line station at Gillingham (Exeter - Waterloo) approximately 4 miles, the ancient Saxon hilltop town of Shaftesbury is approximately 8 miles and the cathedral city of Salisbury about 24 miles.

Services: Mains Water, Gas, Electricity & Drainage.

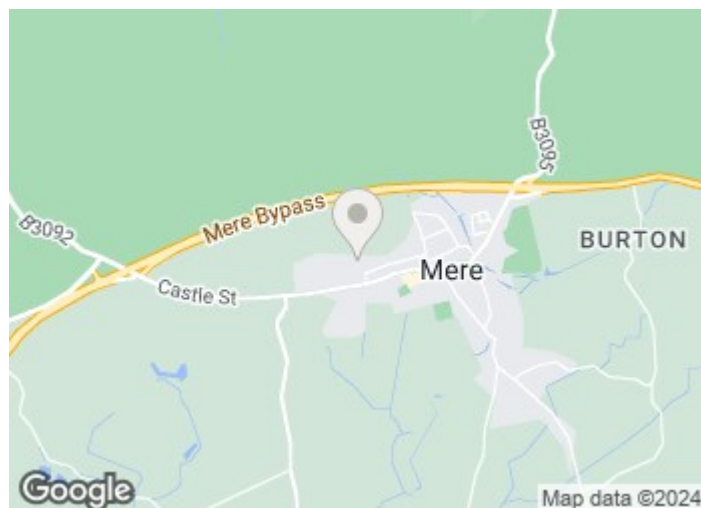
Council Authority: Wiltshire Council ~ Council Tax Band: A

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated:

D

## ADDITIONAL INFORMATION



## Directions

From the direction of Zeals enter Mere via Castle Street and take the third left into Bramley hill where the property will be found in the right hand side.

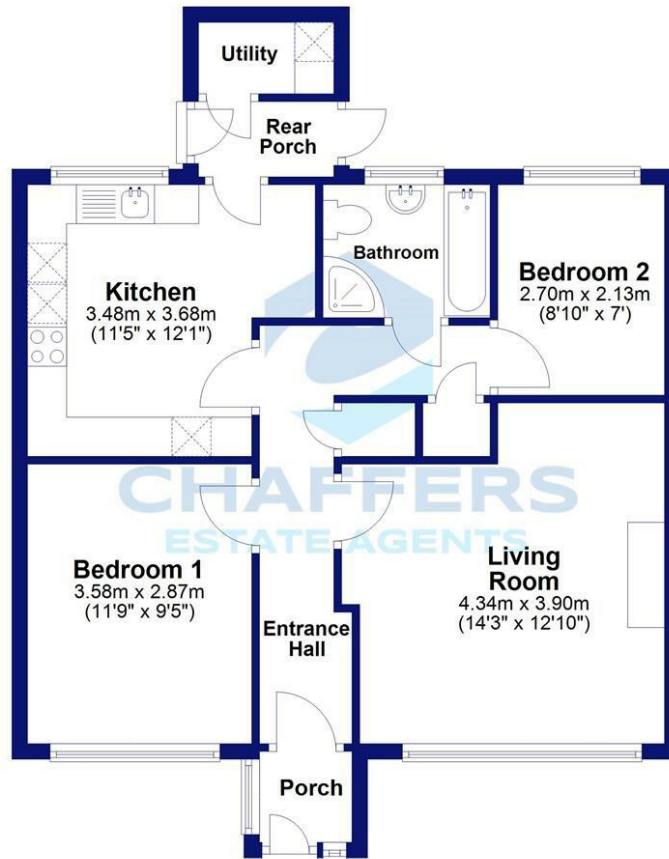




# Floor Plan

## Ground Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



Total area: approx. 63.4 sq. metres (682.8 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	