



1 THE LODGE ST. MICHAELS VIEW

WARMINSTER, BA12 6FB

£299,950
FREEHOLD

*** NEW LISTING ***

A Charming Two-Bedroom Mews Cottage in Over 55's Development – In Mere Town Centre

A delightful two-bedroom character property in an exclusive over 55's community, just a short walk from Mere town centre. Offering flexible ground floor living, the property features electric central heating, single-glazed windows with shutters, a private rear garden, and access to communal gardens. Includes a car port with allocated parking.



CHAFFERS
ESTATE AGENTS

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THE PROPERTY

An attractive two bedroom 'Mews' style cottage located in an exclusive over 55's development within easy walking distance into Mere town centre. The property benefits from the option of ground floor living, electric central heating, single glazing with shutters, car-port with allocated parking space, private rear garden and optional access to communal gardens. This comfortable, well presented and charming home offers spacious and versatile living accommodation set over two floors which briefly comprises of:- Entrance hall, well equipped fitted kitchen including hob, electric oven, a good sized lounge diner with wood burner with side doors opening in to the courtyard. A downstairs shower room completes the accommodation on this floor.

The landing on the first floor leads to master bedroom with built in wardrobe and en-suite bathroom; further bedroom with built in wardrobe and pretty views of gardens and Castle Hill.

OUTSIDE

Private brick paved residents parking area.
Allocated parking space in the car port.
Communal lockable storage area.

Visitors parking spaces available.
Enclosed Fenced Rear Courtyard Garden
This pleasant and easy manageable sized garden also enjoys pleasant views of St Michaels church spire.

LOCATION

MERE is a small country town which offers a good range of everyday facilities including health centre and dentist, supermarket, Post Office, butchers, First School, churches, 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.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage.

Council Authority: Wiltshire Council - Tel: 01225 713000

Council Tax Band: C

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.

Agent's Notes : Fitted carpets as seen are included in the sale.

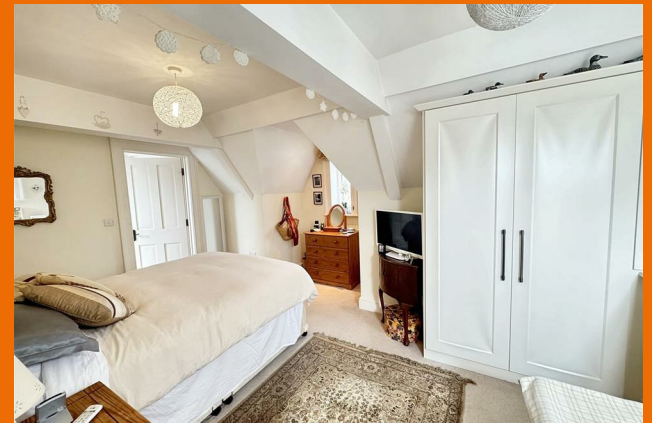
Ground Rent and Service Charge:- Approx. £3500.00 p.a (includes window cleaning)

Energy Performance Certificate : N/A Grade || listed

Rated: ~ View at www.chaffersstateagents.co.uk



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

