



53 DOWNSIDE CLOSE

WARMINSTER, BA12 6AS

£385,000
FREEHOLD

BEAUTIFUL FAMILY HOME A well presented spacious THREE BEDROOM detached family home located in a cul-de-sac in the much favoured town of Mere enjoying views to Castle Hill. Benefits include double glazing, gas central heating, car port and a well established rear garden. EPC Band:- C



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DESCRIPTION

A well presented three bedroom detached family home located in a cul-de-sac in the much favoured and sought after Wiltshire town of Mere enjoying views to Castle Hill.

This wonderful home offers spacious accommodation which is arranged over two floors and in brief comprises:- Entrance hall with stairs to the first floor and doors to:- a good sized living room featuring a marble/stone fire place housing an electric coal effect fire, under stairs cupboard and door to:- open plan kitchen/dining room. The kitchen is fitted with a range of floor and wall units including a built in Neff electric oven, ceramic hob with cooker hood above, built in microwave, slimline dishwasher, Bosch washing machine and a fridge freezer. The dining room has tiled flooring and double glazed doors which open onto a delightful orangery with an attractive skylight. A downstairs cloakroom completes the layout on this floor.

The landing gives access to the loft, an airing cupboard and has doors leading off to all rooms. Bedroom 1 has two double glazed windows and a door to:- an en-suite shower room fitted with a double width shower cubicle, vanity wash basin and a chrome radiator/towel rail. Both bedroom 2 and Bedroom 3 benefit from fitted wardrobes. To complete the layout on this floor is a beautiful modern family bathroom fitted with a bath, vanity unit and low level WC.

The property benefits from gas central heating, double glazing, car port, front and rear gardens.

OUTSIDE

To the front of the property is a car port along with an easy maintenance gravelled garden and outside light. There is also a beautiful enclosed fenced rear garden which is predominantly laid to lawn edged with well established flower and shrub borders, a large patio area, two garden sheds, power point, gated side access and views across to Castle Hill.

LOCATION

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.

ADDITIONAL INFORMATION

Services: Mains Water (Meter) Gas, Electricity & Drainage.

Council Authority: Wiltshire Council ~ Council Tax Band: D

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.

Maintenance charge:- 2 x payments of £68.00 to be paid in January and July which covers the greenery, hedge and grass, bridal way and small hill with shrubs opposite the house.

Energy Performance Certificate: Rated: C

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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	

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

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