



6 BRISTLE GROVE

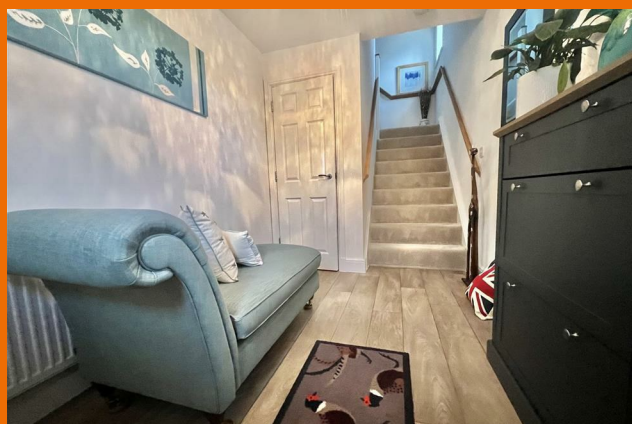
MERE, BA12 6FN

£240,000
FREEHOLD

COACH HOUSE A fantastic opportunity to purchase an immaculately presented TWO DOUBLE BEDROOM detached freehold COACH HOUSE offering spacious living accommodation located in the popular Wiltshire town of Mere, convenient to local shops, bus routes, town centre and the A303. EPC Band:- B



6 BRISTLE GROVE



DESCRIPTION

A fantastic opportunity to purchase an immaculately presented two double bedroom detached freehold coach house located in the sought after Wiltshire town of Mere, convenient to local shops, bus routes, town centre, primary school and the A303.

This wonderful home is presented to an exceptional standard throughout and offers spacious accommodation which in brief comprises:- Entrance hall with stairs to the first floor and a large under stairs storage cupboard; lounge with two double glazed windows and an arch to:- a beautiful kitchen fitted with a range of modern wall and base units including a built in electric oven, gas hob with extractor hood over, large pantry cupboard, integral appliances which include a dish washer & fridge/freezer. There is also space for a washing machine; two double bedrooms with bedroom 2 boasting views over Mere Downs. To complete the layout on this floor is a modern bathroom fitted with a stylish suite consisting of a large 'P' shaped bath and overhead shower, WC, wash hand basin and a heated towel rail.

The property benefits from gas central heating, double glazing, allocated parking space and a single garage.

INTERNAL VIEWING HIGHLY RECOMMENDED

OUTSIDE

Located beneath the property is a single garage with

up and over door, light and power. There is also one allocated parking space.

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, Gas, Electricity & Drainage.

Council Authority: Wiltshire Council ~ Council Tax Band: C

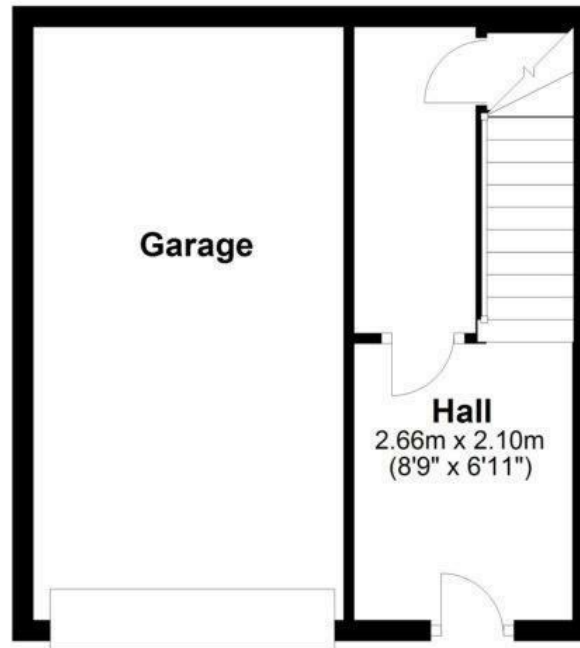
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Please note there is an annual charge of approximately £156.00 for the maintenance of the outside areas on the estate.

Energy Performance Certificate: Rated: B

6 BRISTLE GROVE





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

Gillingham Office
 6 The Centre High Street
 Gillingham
 Dorset
 SP8 4AB

01747 822233
 gillingham@chaffersstateagents.co.uk
 www.chaffersstateagents.co.uk

