



CHAFFERS
ESTATE AGENTS



9 Lordsmead Road

Mere, Warminster, BA12 6BZ

***** NEW INSTRUCTION - DETACHED BUNGALOW *****

A 2 bedroom detached bungalow with two double bedrooms in Mere benefiting from parking for two cars, garage and beautiful countryside views. EPC: Band D

Offers Over £375,000 Freehold

Council Tax Band: C

9 Lordsmead Road

Mere, Warminster, BA12 6BZ



THE PROPERTY

A two bedroom detached bungalow in Mere, boasting breath taking countryside views. The property has a well-appointed kitchen and a spacious open plan living space. The property is located in a peaceful cul de sac of other similar properties and is within a short distance to the local town Mere which is reachable on foot or a short drive if preferred.

OUTSIDE

Outside

To the front of the property you have parking for two cars on the tarmac driveway and a garage featuring an up-and-over door benefiting from light and power. Adjacent to the garage, discover a versatile office space, seamlessly combining work and leisure in the comfort of your own home.

Garden

A two part rear garden which has a paved seating area with countryside views and steps down to a lawn which you will find vibrant fruit trees including bramley and cox apples, pear tree, plum tree and fig.

The garden enjoys a sunny aspect throughout the day, providing the perfect backdrop for relaxation and enjoyment

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, 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.

Energy Performance Certificate : Rated:

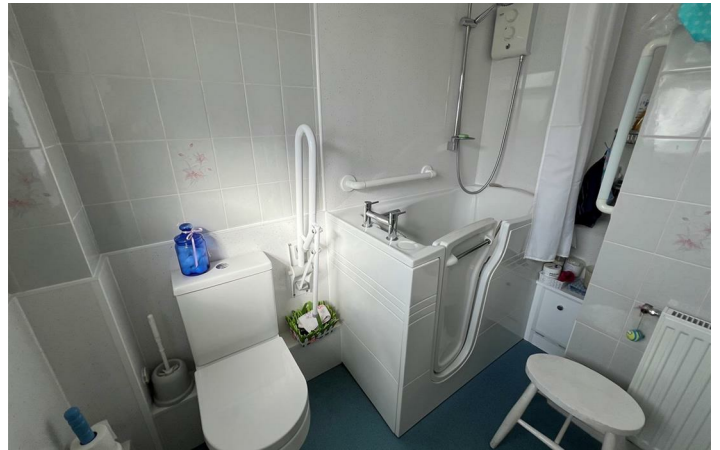
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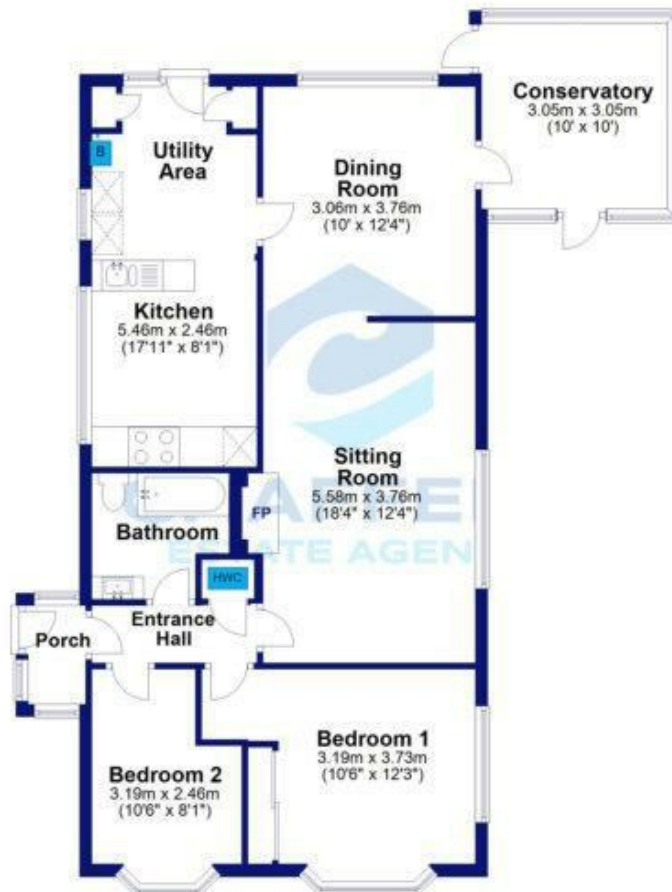


Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn right onto Le Neubourg Way and at the roundabout take the 2nd exit heading through Bay to Lawn Crossroads. At the crossroads turn left heading towards Mere. Continue on this road and just past the Walnut Tree Inn, turn left and then right onto Lordsmead Road. Follow this road, bear left where Number 9 Lordsmead Road can be found at the top of the cul-de-sac on the right hand side.



Floor Plan



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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	