



**CHAFFERS**  
ESTATE AGENTS



## Manor Road

Mere, Warminster, BA12 6HY

A deceptively spacious and light detached two bedroom period cottage located within close proximity of Mere's town centre and amenities. Offered to the market with no onward chain.

**Asking Price £250,000 Freehold**

Council Tax Band: C

# Manor Road

Mere, Warminster, BA12 6HY



## DESCRIPTION

This immaculately presented period cottage is situated within Mere town centre which provides a good range of amenities and facilities to include cafes, pharmacy, doctors, dentist, public houses, grocery stores and many more. The property is offered to the market with no onward chain and has been much improved by the current owner so would make an ideal first time buy.

The light and airy accommodation is laid over two floors which comprises: a well proportioned kitchen/breakfast room with door to patio rear garden and sitting room with stairs to the first floor completing the ground floor accommodation. To the first floor are two generously sized double bedrooms, an airing cupboard and a family

bathroom suite to include basin, WC and bath with overhead shower.

Outside there is a patio area to the rear of the property with seating area and access to two useful brick storage sheds. There is an 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

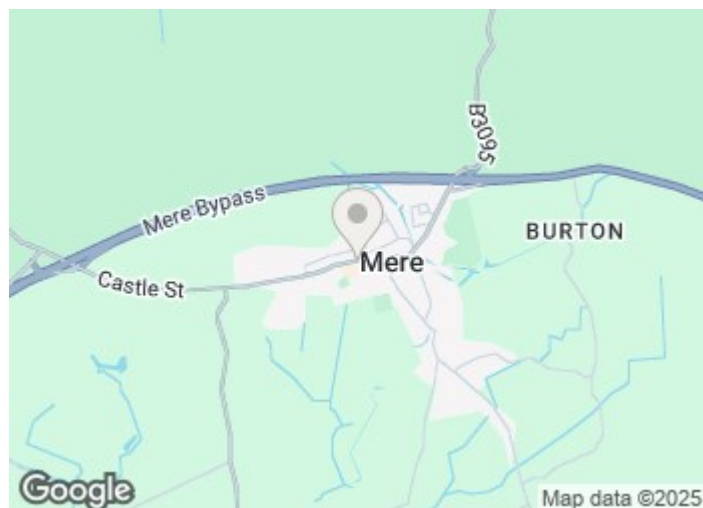
Services: Mains Water, Electricity & Drainage.

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: E  
Please note there is an annual fee of £150 payable for the parking space located close to the property.



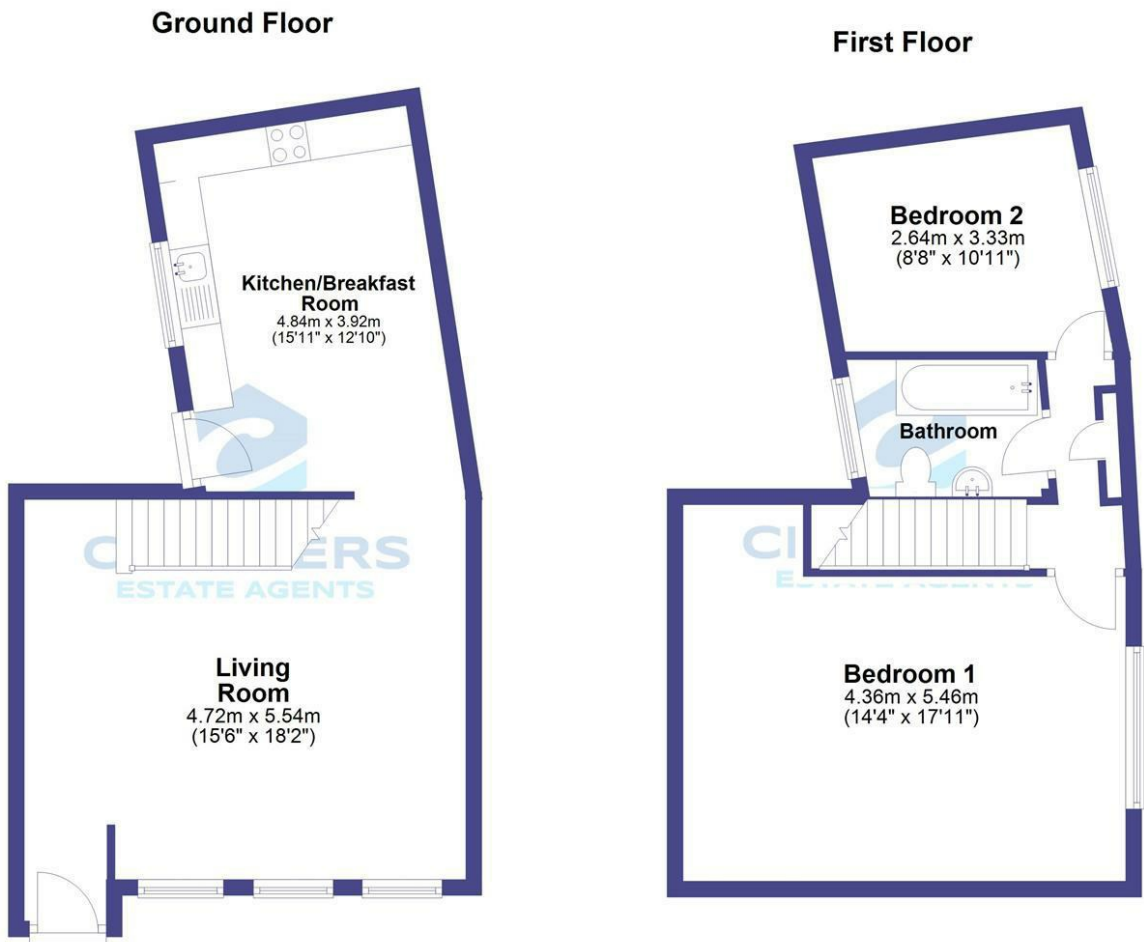
## Directions







Floor Plan



Total area: approx. 84.7 sq. metres (911.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC