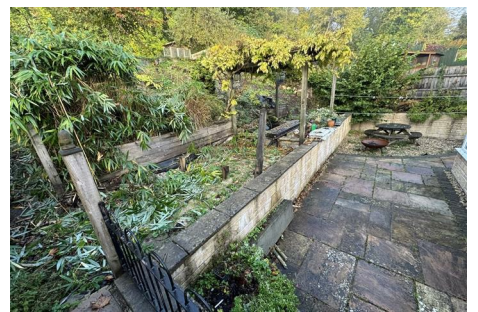




CHAFFERS
ESTATE AGENTS



Castle Hill Crescent

Mere, Warminster, BA12 6HL

A delightful three-bedroom semi-detached house ideally situated within easy reach of local shops, public houses, cafes, and places of worship, making it an excellent choice for families and individuals alike. For those who enjoy the great outdoors, the surrounding countryside provides a wealth of scenic walks. EPC Band:- D

Offers Over £275,000 Freehold

Council Tax Band: B

Castle Hill Crescent

Mere, Warminster, BA12 6HL



DESCRIPTION

A delightful three-bedroom semi-detached house ideally situated within easy reach of local shops, inviting public houses, quaint cafes, and places of worship, making it an excellent choice for families and individuals alike. For those who enjoy the great outdoors, the surrounding countryside provides a wealth of scenic walks including Castle Hill. Easy access to the A303 and a short drive to the town of Gillingham with its many amenities including the mainline train station (Exeter-London/Waterloo).

The house itself boasts a well-thought-out layout, featuring spacious rooms, arranged over two floors and in brief comprising:- Porch with outside light; entrance hall with stairs to the first floor and doors off to all rooms including a useful boot room; a spacious double aspect living room with a former fireplace (lined if wood burner required); kitchen fitted with a range of Shaker style floor and wall units including a built in electric double oven, microwave, ceramic hob with cooker hood above, microwave, integrated dish washer, space for American style fridge/freezer, breakfast bar, ceiling lights/speakers and an opening to:- a beautiful conservatory which is currently used as a dining room overlooking the rear garden. A downstairs cloakroom completes the layout on this floor which has plumbing for washing machine, space for tumble drier and also houses the boiler. The landing on the first floor has doors to all rooms including a linen cupboard and rear aspect double glazed window; the main bedroom is of good size with double glazed rear window, access to loft, hanging recess/alcove and door recess; there are two further bedrooms with bedroom two being double aspect and wardrobe recess; a fully tiled family bathroom fitted with a white suite comprising 'L' shaped bath with rain shower above with screen, vanity wash hand basin, low level WC, chrome radiator/towel rail and double glazed window.

The property benefits from double glazing, gas central heating and an enclosed rear garden.

OUTSIDE

Front garden is brick pavia and gravelled for ease of maintenance, edged with a low stone boundary wall. Side gate leading to:- A paved area to the side with a useful bricked storage shed, lights and outside tap.

Enclosed fenced tiered rear garden which is laid to lawn with patio area, raised decking with pergola, various trees, shrubs and water features.

Residential parking available.

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.

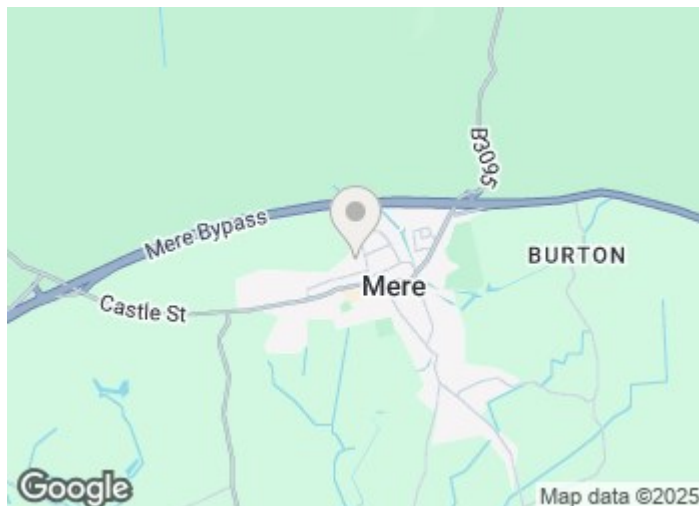
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Wiltshire Council ~ Council Tax Band: B

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: D

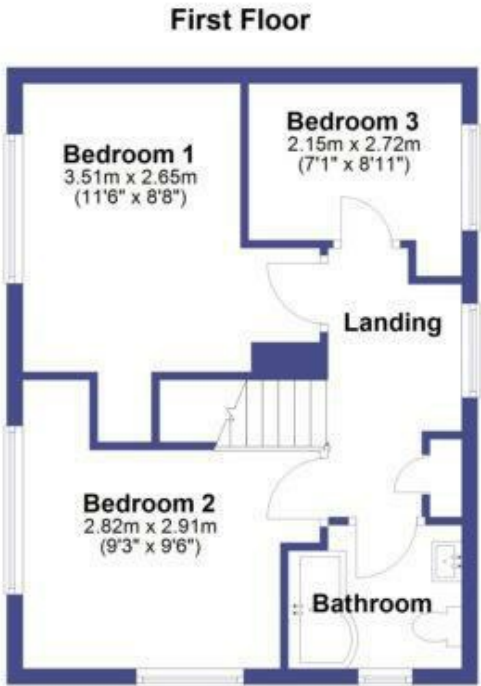
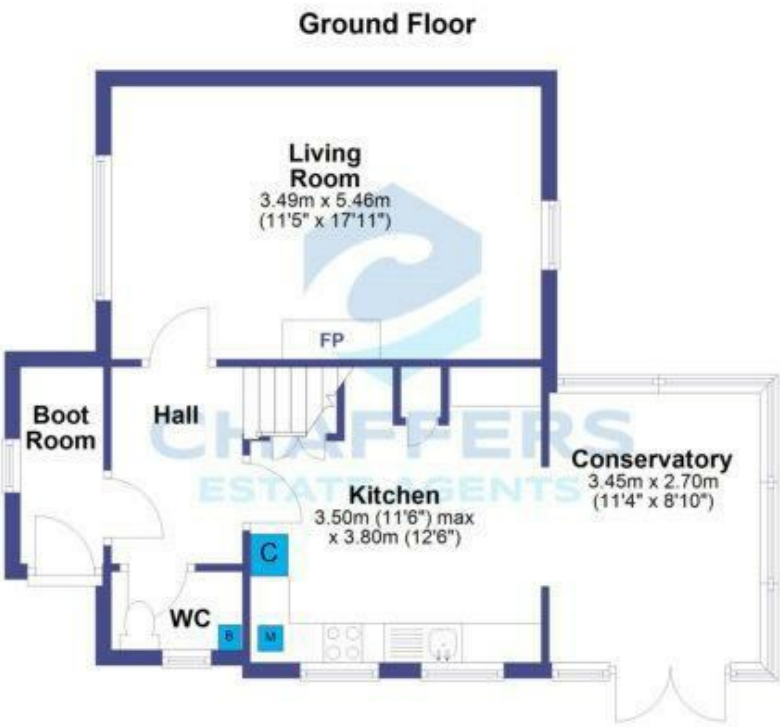


Directions

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/B3092. At the roundabout take the 1st exit onto B3092. Continue on this road and at the next roundabout take the 2nd exit. Stay on the B3092 heading towards Mere. At the crossroads, turn right onto Castle Street/B3092. Continue on this road heading into Mere. Just before the clock tower, turn left onto Manor Road. After a short distance turn left onto Castle Hill Crescent. Turn left to stay on Castle Hill Crescent where the property can be found straight ahead of you.



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 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		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC