



Connells

Downside Close
Mere Warminster



Property Description

Connells are delighted to welcome this beautifully presented three-bedroom semi-detached home to the market in the gorgeous market town of Mere, Wiltshire. Situated just a short stroll away from the town centre; this modern home comes complete with a single garage accessed via an electric roller door and a personnel door to the rear; ensuring convenient access and plenty of storage throughout. The property itself has been meticulously upkept by our vendors to ensure that any buyer could move straight in, and any aspiring landlords could easily find themselves a tenant. A viewing comes highly recommended to appreciate the beauty and style on offer.

Entrance Hall

The entrance hall has a smoke alarm, alarm panel, storage cupboard and a radiator.

Cloakroom

The cloakroom has a double glazed, frosted window to the rear of the property. It has a WC, hand wash basin with a vanity unit, radiator and an extractor fan.

Lounge

20' 7" max x 16' 11" max (6.27m max x 5.16m max)

The lounge has a double glazed window to the rear of the property and four double glazed windows to the front of the property. It has an electric fireplace, smoke alarm, TV point and a radiator.

Kitchen

17' 11" max x 9' 9" max (5.46m max x 2.97m max)

The kitchen has two double glazed windows to the front of the property and double glazed French doors to the rear garden. It has both wall and base units, a 1 and a quarter Belfast sink and drainer, an extractor hood, smoke alarm, breakfast bar, understairs storage cupboard and a radiator. The kitchen has integrated appliances such as an induction hob, electric oven, fridge freezer, washing machine and a slimline dishwasher.

First Floor

Landing

The landing has two double glazed windows to the rear of the property. It has a smoke alarm, storage cupboard and a loft hatch.

Bedroom 1

11' 2" max x 14' max (3.40m max x 4.27m max)

Bedroom 1 has four double glazed windows to the front of the property and a radiator.

En Suite

The en suite has a WC, hand wash basin with a vanity unit, a shower cubicle, extractor fan, shaver point and a heated towel rail.

Bedroom 2

9' 9" max x 10' 2" max (2.97m max x 3.10m max)

Bedroom 2 has two double glazed windows to the front of the property. It has a radiator and an integrated double wardrobe.

Bedroom 3

6' 3" x 8' 5" (1.91m x 2.57m)

Bedroom 3 has two double glazed windows to the rear of the property and a radiator.

Bathroom

The bathroom has a double glazed, frosted window to the front of the property. It has a WC, hand wash basin with a vanity unit, a bath with an overhead shower, an extractor fan, shaver point and a heated towel rail.

Outside

Rear Garden

The rear garden has a tiered patio area with raised flower beds. It has fence and mature shrub borders, a pond, a veranda and a personnel door to the garage.









To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

check out more properties at connells.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GIL306332 - 0003