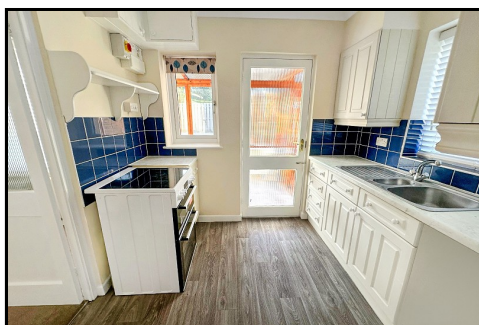




1 Old Hollow, Mere, Wiltshire. BA12 6EQ

£1,325 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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A three bedroom semi-detached house situated in a cul-de-sac location having recently been the subject of extensive modernisation works including new Air Source Heat Pump and Solar PV systems, redecoration and re-carpeting throughout as well as having the rear garden professionally re-landscaped. This charming family home is situated around 10 minutes walk from Mere Primary School and following a delightful stream side walk to the Town centre with its Shopping facilities and Doctors, as well as offering a short drive onto the A303 for commuting purposes East or West. The property is available immediately.



RECESSED ENTRANCE PORCH

Tiled floor, courtesy light point with sensor, composite double glazed entrance door leads into the:

ENTRANCE HALL

A bright and spacious entrance hallway with double width cloaks cupboard with hanging rail and further storage cupboards over, wall mounted double panelled radiator, UPVC double glazed window to the side, LED ceiling light point, large under stairs storage cupboard with shelving, window to side and light point. Door to:

SITTING ROOM (13' 10" X 11' 08") OR (4.22M X 3.56M)

A good size reception room situated to the front of the property with UPVC double glazed window overlooking the front garden, focal point fireplace with stone surround and timber mantel over, wall mounted double panelled radiator,

KITCHEN (8' 06" X 7' 03") OR (2.59M X 2.21M)

Fitted with a range of base and wall mounted units with areas of laminate work surface over, inset one and a half bowl sink unit with drainer adjacent and mixer tap over. Freestanding brand new 60cm Electric hob and oven. Space for under counter dishwasher or freezer. UPVC double glazed window to rear and side. Door to:

DINING ROOM (11' 10" X 9' 04") OR (3.61M X 2.84M)

A lovely and bright room with large UPVC double glazed window to rear overlooking the rear garden, open display shelving with storage cupboards also, wall mounted double panelled radiator, double power points, ceiling light point.

SUN ROOM (9' 03" X 7' 01") OR (2.82M X 2.16M)

Of timber double glazed construction under a triple - ply poly-carbonate roof with windows to three sides overlooking the rear garden. Further base units and work top with electric present, wall light point, further double power point. Door to:

LOBBY

Giving access to both the front and rear via separate doors with a further door into the:

UTILITY ROOM (37' 1" X 26' 7") OR (11.30M X 8.11M)

A good sized utility room with space and plumbing for washing machine with space adjacent with vent for tumble dryer. Wall cupboard units, display shelving and work top with window to side. Access to roof void via hatch. Door to:

WC

Fitted with a two piece white suite comprising low level flush WC and wall mounted corner wash hand basin with water heater over and tiled splash back. Ceiling light point, window to front.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

UPVC double glazed window on stair well, access to roof space via hatch. Doors to all first floor rooms. Ceiling light point.

BEDROOM 1 (11' 01" X 11' 09") OR (3.38M X 3.58M)

Situated to the front of the property with two UPVC double glazed windows to the front overlooking Old Hollow, wall mounted double panelled radiator, ceiling light point, built-in wardrobe with hanging rail, double power points.

BEDROOM 2 (13' 11" X 9' 11") OR (4.24M X 3.02M)

Situated to the rear of the property with UPVC double glazed window overlooking the rear garden, built-in wardrobes with hanging space and shelving, further built-in cupboard for storage but housing the Solar PV system panel also. Double power points, ceiling light point, wall mounted double panelled radiator.

BEDROOM 3 (8' 07" X 8' 05") OR (2.62M X 2.57M)

Situated to the front of the property with UPVC double glazed window overlooking Old Hollow, built-in wardrobe with hanging rail over the stair well. Wall mounted double panelled radiator, ceiling light point, double power points.

BATHROOM (8' 07" X 6' 02") OR (2.62M X 1.88M)

Situated to the rear of the property and benefiting a white three piece suite comprising panel enclosed bath with mixer tap over and wall mounted hand shower attachment, pedestal style wash hand basin and low level flush WC. Chrome electric towel rail, vinyl flooring, ceiling light point, UPVC opaque double glazed window to the rear. Cupboard housing the water cylinder and system for the Air Source heat Pump.

OUTSIDE

The rear garden has been professionally re-landscaped with new fencing to the side boundaries, paved patio immediately abutting the rear of the property with a timber sleeper step up onto a good sized area of gravel with large brand new storage shed adjacent. To the side there is a pedestrian access gateway leading in turn to:

THE APPROACH

Laid mainly to washed pea gravel for off road parking for two-three vehicles with access into the lobby area from here. To the front of the property is a small area of lawn with mature border plants and shrubs.



DIRECTIONAL NOTE

Using the What Three Words App enter the following code `///state.youth.deleting` which will give you the location of the property. Alternatively please enter the post code BA12 6EQ into your chosen mapping system and follow directions accordingly.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

DEPOSIT - DPS

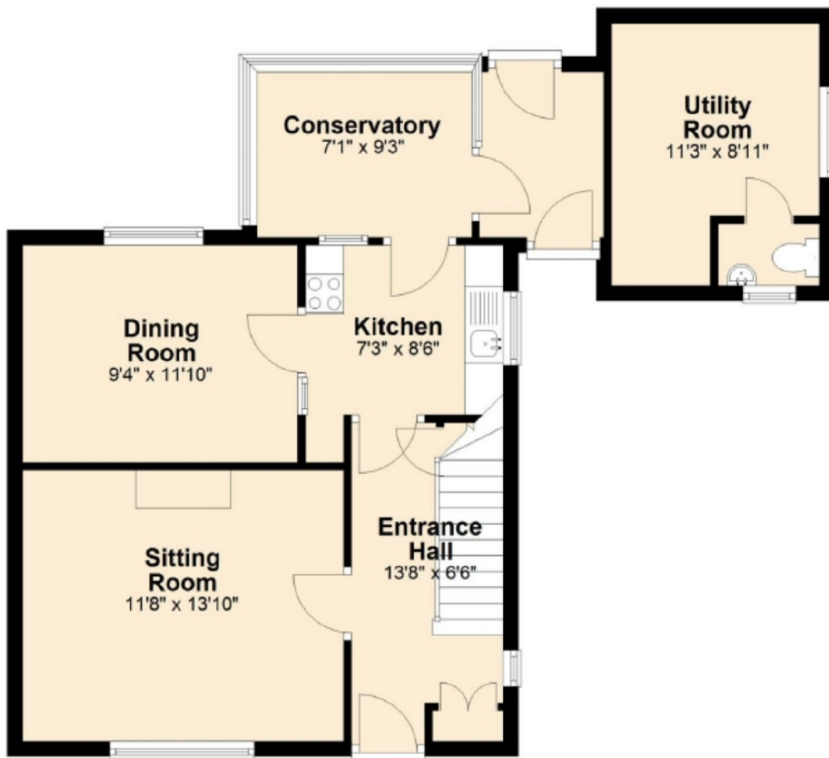
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

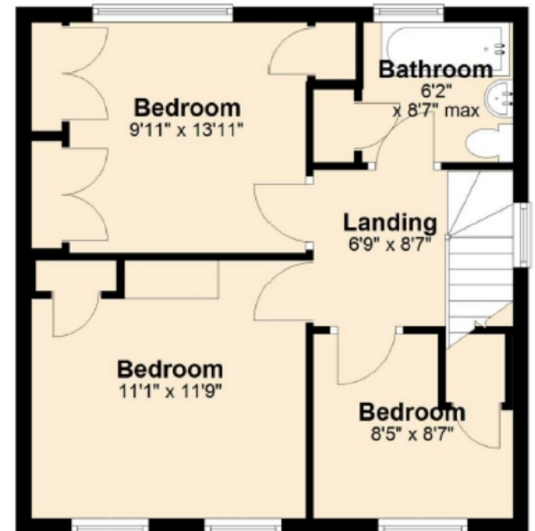
The EPC rating for this property is B84



Ground Floor
Approx. 652.3 sq. feet



First Floor
Approx. 444.4 sq. feet



Total area: approx. 1096.7 sq. feet

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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.