



CHAFFERS
ESTATE AGENTS



**Waterside,
Mere, BA12 6EE**

Fern Cottage is a charming attached period house set in a quiet, peaceful setting, approximately a five minute or so walk from the centre of Mere.

£310,000 Freehold

Council Tax Band: B

Waterside, Mere, BA12 6EE



- A charming attached cottage set in a secretive setting in Mere, five minutes or so from the centre.

DESCRIPTION

Fern Cottage is a charming attached period house set in a quiet, peaceful setting, approximately a five minute or so walk from the centre of Mere. In brief the accommodation comprises of a well proportioned kitchen with a range of pine fronted units leading to a lovely cosy sitting room with fireplace opening through to separate dining room. Also, accessed off the sitting room is a conservatory of good proportion. Additionally to the ground floor is a large bathroom. To the first floor are two double bedrooms with the main bedroom having an ensuite shower room. Externally, less than a minute away is a gravelled car park built for the residents of Waterside on a first come first served basis. The garden with the property enjoys a high level of privacy and lies to the south/south west and is enclosed with hedging and fencing to boundaries. Access is gained via a courtesy gate from the pathway, the property also has a secondary access being a small bridge from Waterside, please DO NOT use as this has not been tested.

SITUATION - Mere

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.

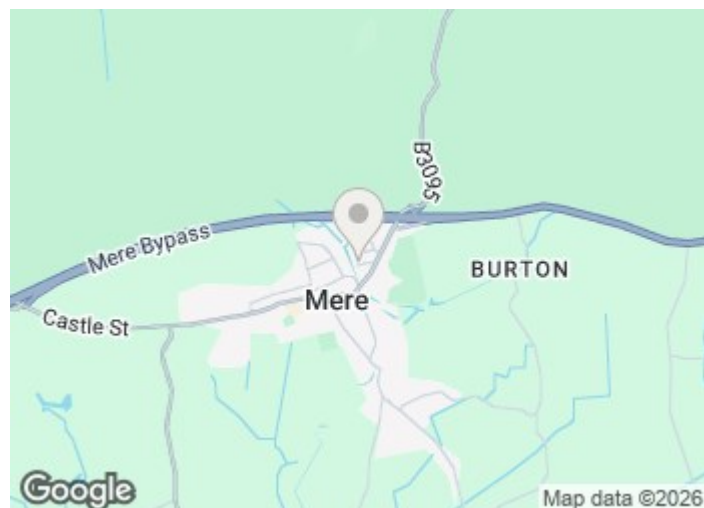
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset 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



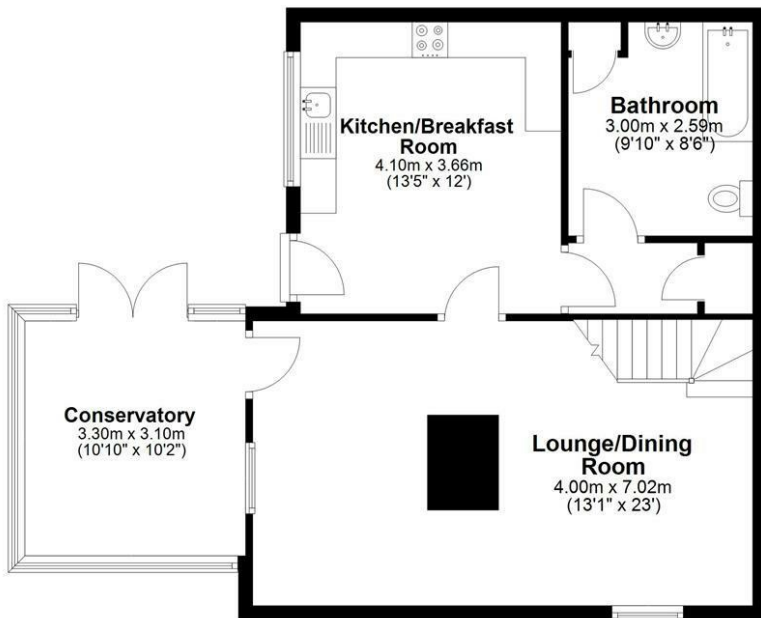
Directions



Floor Plan: Not to scale ~ For identification purposes only.

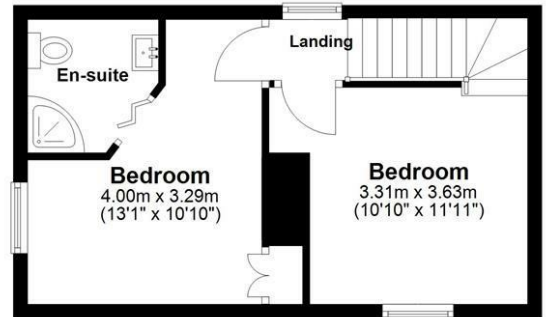
Ground Floor

Approx. 65.3 sq. metres (703.0 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



Total area: approx. 93.8 sq. metres (1009.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	