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## Ashmere House , Mere, BA12 6JE

**\*\*\*IDEAL FIRST TIME BUY/INVESTMENT\*\*\*** A simply stunning, well appointed, beautifully presented TWO DOUBLE BEDROOM ground floor apartment located in the much favoured and sought after town in Mere. Benefits include double glazing, electric heating and an allocated parking space. EPC BAND:- E

**Offers Over £180,000 Leasehold - Share of Freehold**

Council Tax Band: A

# Ashmere House , Mere, BA12 6JE



## DESCRIPTION

A simply stunning, well appointed, beautifully presented two double bedroom ground floor apartment located in the much favoured and sought after town in Mere.

This deceptively spacious property has been finished to the highest of specifications and in brief, the accommodation comprises of:- Entrance porch with door to:- a double aspect, open plan kitchen/living/dining room. The new kitchen area has been fitted with a range of modern base and wall mounted cupboards with marble style worktops, concealed spotlights, including an integrated ceramic induction hob, built in electric oven, integrated fridge/freezer, washing machine and slimline dishwasher; oak flooring, inset LED ceiling spotlights, two electric radiators and door to:- inner hallway with airing cupboard and doors to:- Bedroom one which is of good size, beautifully decorated, inset LED ceiling spotlights, electric radiator, TV point and double glazed window with fitted shutters; Bedroom two is also a double bedroom including double glazed window with fitted shutters, LED ceiling spotlights, electric radiator and USB sockets. To complete the layout on this floor is a contemporary bathroom fitted with a white suite comprising:- panelled bath with mixer tap, independent shower attachment and screen, vanity wash hand basin with illuminated mirror over, low level WC, inset LED ceiling spotlights, part tiled walls, tiled flooring and extractor fan. Benefits include double glazing, electric heating and an allocated parking space. The property benefits from communal grounds and one allocated parking space in the residents car park with an additional shared parking space for visitors. There is also access to the communal bin stores and separate store room.

## 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: A

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.

Leasehold details:- 125 years lease ~ Share of freehold ~ Maintenance charges are currently on an as and when basis.

Energy Performance Certificate: Rated: E



## 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 first 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 where Ashmere House can be found on the left hand side just before the clock tower.



# Floor Plan

## Ground Floor

Approx. 68.6 sq. metres (738.4 sq. feet)



Total area: approx. 68.6 sq. metres (738.4 sq. feet)

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.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB  
 Tel: 01747 822233 Email: gillingham@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

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		51	51
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	