





£365,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Energy Rating F

Council Tax Band C



Services

Mains electricity, water and drainage are connected. Oil fired central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

## Directions

Upon entering the village of Meare, along the B3151 from Glastonbury, continue on through, passing the village school on your left. After approximately 0.5 miles, you will see the property on your right hand side, immediately after the modern terrace of houses.

## Description

Sunnyview is a well-proportioned detached bungalow set well back from the road, enjoying open views across adjoining fields to the side and rear. With three bedrooms, spacious living areas, generous parking, and scope to extend (subject to all necessary consents), it is offered to the market with no onward chain.

The property is entered via an enclosed front porch which opens into a welcoming reception hall, with doors leading to all principal rooms. To the right is the sitting room, featuring a bay window overlooking the front garden. The master bedroom shares a similar front aspect and also benefits from fitted wardrobes across two walls and a side picture window with views out over the adjoining field. Bedrooms two and three both enjoy views across the rear patio and garden. A family bathroom completes this part of the accommodation and is fitted with a panelled bath with mains shower over, wash basin, WC, and heated towel rail.

The kitchen/breakfast room is fitted with a range of wall, base, and drawer units including a Bosch double oven, electric hob, and a base-mounted Camray oil-fired boiler, with a useful pantry cupboard to one side. A sliding door opens into the utility room, providing space and plumbing for a washing machine, upright fridge, and freezer, with additional cupboards. Beyond this, a rear porch offers direct access to the garden as well as steps down to the workshop. This space, together with the rear of the property, offers potential for extension, subject to the necessary consents. Internal access is also available to the garage, which is generously sized and fitted with an up-and-over door to the driveway.

## Location

Meare is a rural village set on the picturesque Somerset Levels to the West of Glastonbury. The village provides primary school, Parish Church, rural store with lots of provisions and a garage. The popular towns of Glastonbury and Street together provide an attractive range of facilities. Glastonbury is best known for its Tor and Abbey Ruins. Street is famous as the home of Clarks Shoes and Clarks factory shopping centre. Meare is also convenient for private education with Millfield school, both Senior and Prep, being within 3-5 miles, also the Cathedral school in Wells, being some 7 miles distance.





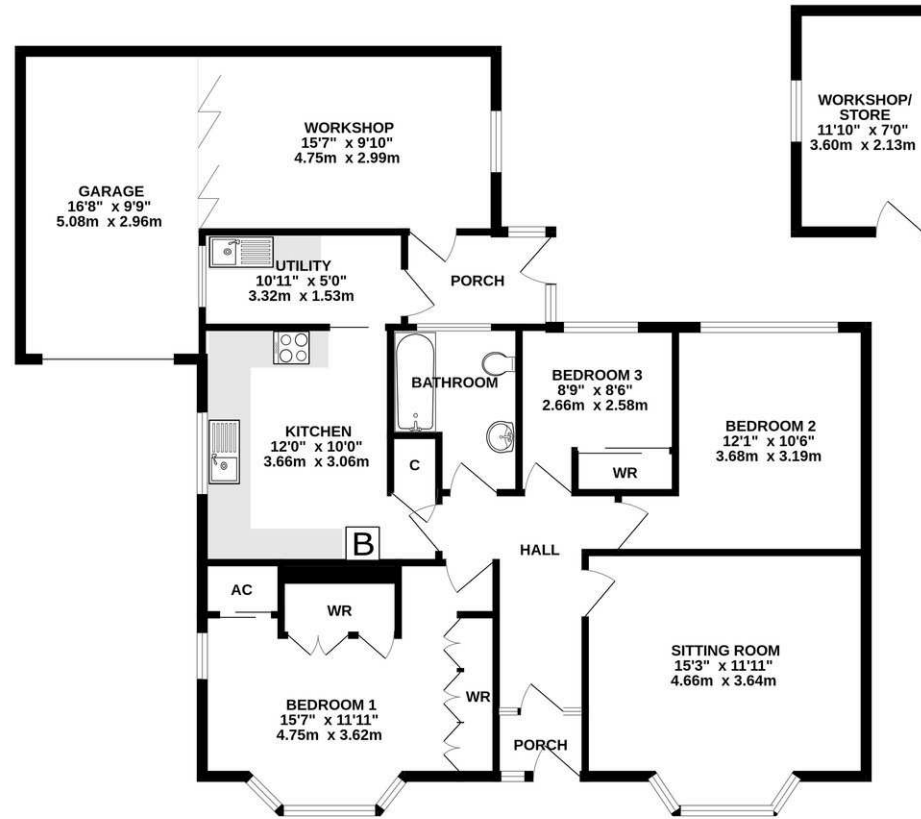
Outside, Sunnyview is set well back from Oxenpill with driveway parking for several vehicles leading to the single garage. The front garden includes a lawn and a generous patio that enjoys a westerly aspect across the adjoining field. Secure side access leads to the rear, where an enclosed patio adjoins the house and gives way to a garden area featuring ornamental pond, greenhouse, and well-stocked beds. The space could easily be returned to lawn and offers wonderful north and westerly views over the neighbouring fields.



- Detached three-bedroom bungalow, set back from the road on the outskirts of the village, available with no onward chain
- Spacious sitting room with bay window and a master bedroom with fitted wardrobes and picture window overlooking adjoining fields
- Two further bedrooms with rear aspect views over the patio and garden
- Kitchen/breakfast room with Bosch double oven, electric hob, and pantry cupboard
- Utility room with space for plumbing for washing machine and space for white goods, plus rear porch and access to workshop, providing scope for extension, subject to planning and consents
- Generous front and rear gardens with patio, ornamental pond, greenhouse, all enjoying views over the adjoining field



GROUND FLOOR  
1378 sq.ft. (128.0 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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