



£345,000

At a glance...



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**holland
& odam**

61 St Marys Road
Meare
Glastonbury
Somerset
BA6 9SR

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left) take the second exit onto the bypass. At the second roundabout take the first exit signposted to Meare/Wedmore. Continue into Meare passing the primary school and a garage. The property can be found on the left hand side before the turning for Millbatch.

Services

Mains electricity, water and drainage are connected. Oil fired central heating system. For information regarding broadband and mobile coverage, go to checker.offcom.org.uk

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Meare is a rural village set on the picturesque Somerset Levels, 4 miles to the west of Glastonbury. The village provides a primary school, parish church and farm shop. The historic town of Glastonbury offers a range of shopping facilities, St Dunstan's Community School and Millfield Preparatory School in Edgarley. Street is within 6 miles and provides a further choice of shopping facilities, Strode College and Strode Theatre. The M5 (junction 22) is within 12 miles, Bristol International Airport 22 miles and the nearest main line rail link to London Paddington is at Castle Cary, 19 miles.

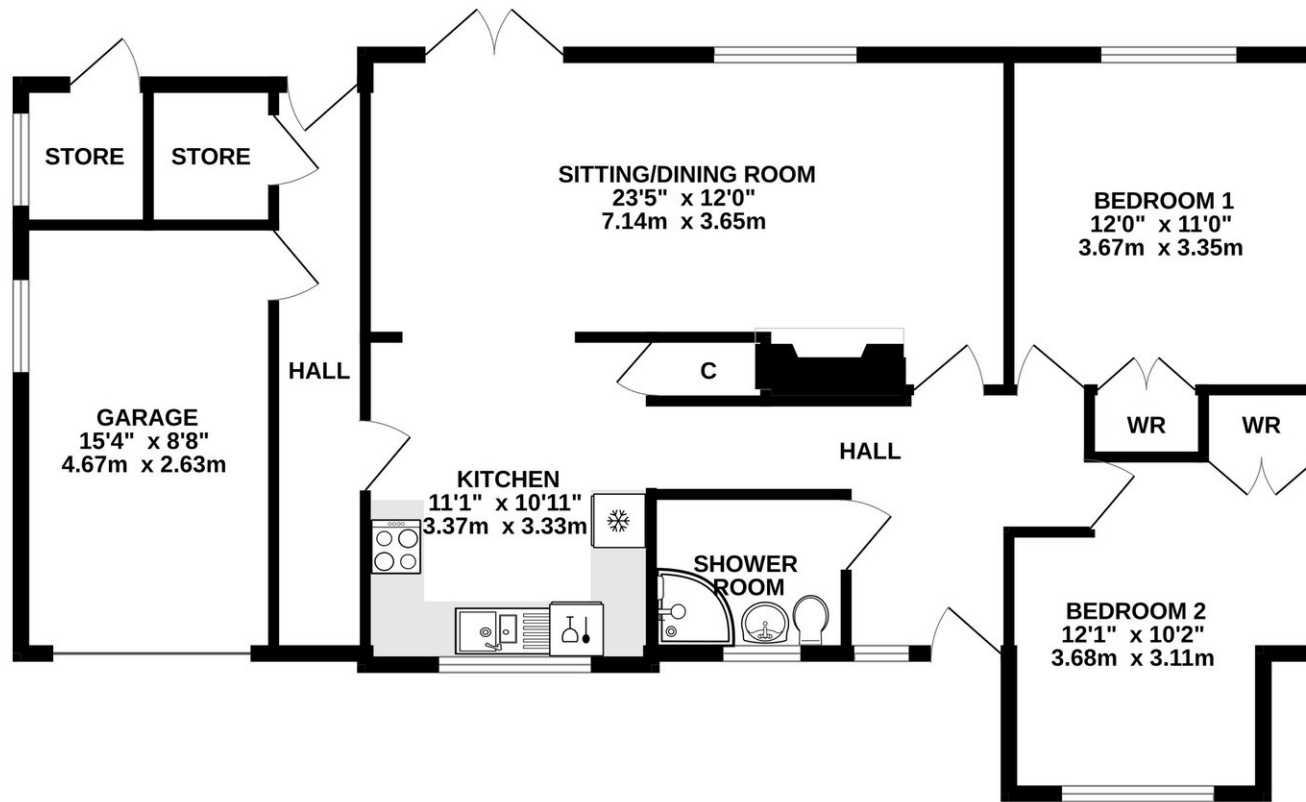
Insight

This considerably updated and improved detached bungalow, is presented in a contemporary style, featuring an open plan sitting room, dining room and well appointed kitchen. Furthermore there are two double bedrooms and lovely modern bathroom. The property is set well back from St Marys Road, with parking for several vehicles up to the single garage, with a large rear garden, enjoying a sunny southerly aspect, patio and studio.

- Superbly presented throughout featuring open plan accommodation to the ground floor living areas
- From the entrance hall, doors lead to the sitting room, kitchen, two bedrooms and bathroom. The sitting room definitely has the 'wow' factor, with the addition of an open fireplace with wood burning stove and windows to the rear
- This opens to the dining area, where doors open to the garden and then in turn, flows into the kitchen, having been re-fitted with a range of modern units, including a peninsular unit and breakfast bar
- The kitchen also comprises a range of integrated appliances to include an electric oven, induction hob, fridge/freezer and dishwasher
- A door from the kitchen opens to the side passageway and utility room, with space for a washing machine and tumble drier, plus doors to the garage and garden
- There are two double bedrooms, both having built in wardrobes and exposed wooden floors
- Bedroom one having a front facing aspect, with bed two overlooking the rear garden. The bathroom has also been updated to include a corner shower enclosure, wash hand bowl mounted on a plinth and a WC
- At the front, the bungalow is set well back from the road behind a lawned garden, with ample driveway parking to the single garage. The rear garden is equally well proportioned and enjoys a sunny southerly aspect, patio, lawn and a studio/garden room



GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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