



**HAMBLEDON**  
ESTATE AGENTS

**KINGFISHERS  
MERE  
BA12 6EN**



**£300,000**

- ◆ **TWO BEDROOM DETACHED BUNGALOW**
- ◆ **WITHIN EASY REACH OF THE TOWN CENTRE**
- ◆ **OFF-ROAD PARKING FOR SEVERAL CARS** ◆ **SITTING/DINING ROOM**
- ◆ **KITCHEN** ◆ **CONSERVATORY**
- ◆ **BATHROOM** ◆ **FRONT AND REAR GARDENS**

# Kingfishers, Ivy Mead, Mere, BA12 6EN.

A wonderful opportunity to purchase a two bedroom detached bungalow situated a delightful lane side location, next to a stream, within easy reach of the town centre amenities. The property features a pillared entrance opening to an enclosed front garden being of a generous size with off road parking for several cars.

A useful enclosed porch leads into a welcoming entrance hall, creating an inviting first impression. To the left of the hall lies a bright and spacious sitting room, featuring a large bay window, and space for a dining table if desired. The well-appointed kitchen is fitted with a good range of storage units and opens directly into a light-filled conservatory, an ideal spot to relax while enjoying views over the garden.

The accommodation is completed by two bedrooms, both benefiting from built-in double wardrobes, along with a family bathroom.

Outside, the rear garden is of an easily manageable size, mainly laid to lawn, with raised beds offering scope for planting and seasonal colour. The garden is fully enclosed by a combination of walling and timber fencing, providing a secure and private outdoor space.

**LOCATION:** Mere is an attractive small Wiltshire town nestling under chalk downs. It has a surprisingly good range of facilities including a Co-op supermarket, shops, post office, doctors' and dental surgery, primary school, inns and churches of various denominations. The centre of Mere is designated a Conservation Area in which a strict planning policy operates to preserve its special character. The town contains many handsome stone buildings. The surrounding country is most attractive with access to both rolling downland and pasture. Larger towns in the area include Gillingham with an excellent secondary school enjoying a good reputation, Shaftesbury, Wincanton and Warminster. There is a main railway station at Gillingham with services to London (Waterloo 2 hours) and Exeter whilst the A303, which links with the M3, provides east-west road travel.

## ACCOMMODATION

Enclosed entrance porch with front door to:

**ENTRANCE HALL:** A spacious L shaped hallway with radiator, hatch to loft and airing cupboard housing hot water tank and shelving for linen.

**SITTING/DINING ROOM:** 15' X 11'3" (excluding bay) A delightful light and airy room with a large bay window to the front aspect, three radiators and double glazed windows to side aspect.

**KITCHEN:** 8' x 8' Inset single drainer stainless steel sink unit with cupboard below, further range of wall and base units with work surface over, double glazed window to side aspect, wall mounted gas boiler supplying domestic hot water and radiators, built-in fan assisted electric oven with inset electric hob above, window to rear aspect and door to:

**CONSERVATORY:** 9'1" x 8'7" Double glazed windows and door to rear garden.

**BEDROOM 1:** 11' x 9'7" A spacious double bedroom with radiator, built-in double wardrobe and double glazed windows to front aspect.

**BEDROOM 2:** 12'7" x 7'1" (max) Radiator, built-in double wardrobe and double glazed window overlooking the rear garden.

**BATHROOM:** Panelled bath with electric shower over, low level WC, pedestal wash basin, tiled to splash prone areas, radiator and double glazed window to rear aspect.

## OUTSIDE

Wrought iron gates lead to the tarmac driveway which would accommodate three vehicles, surrounded by a gravelled area to the side and borders with established trees and shrubs. With a patio area to the rear of the property and mainly laid to lawn with borders and a raised bed. A wooden shed provides garden storage. A pathway leads along the side of the property.

**SERVICES:** Mains water, electricity, drainage and telephone all subject to the usual utility regulations.

**TENURE:** Freehold

**COUNCIL TAX BAND:** C

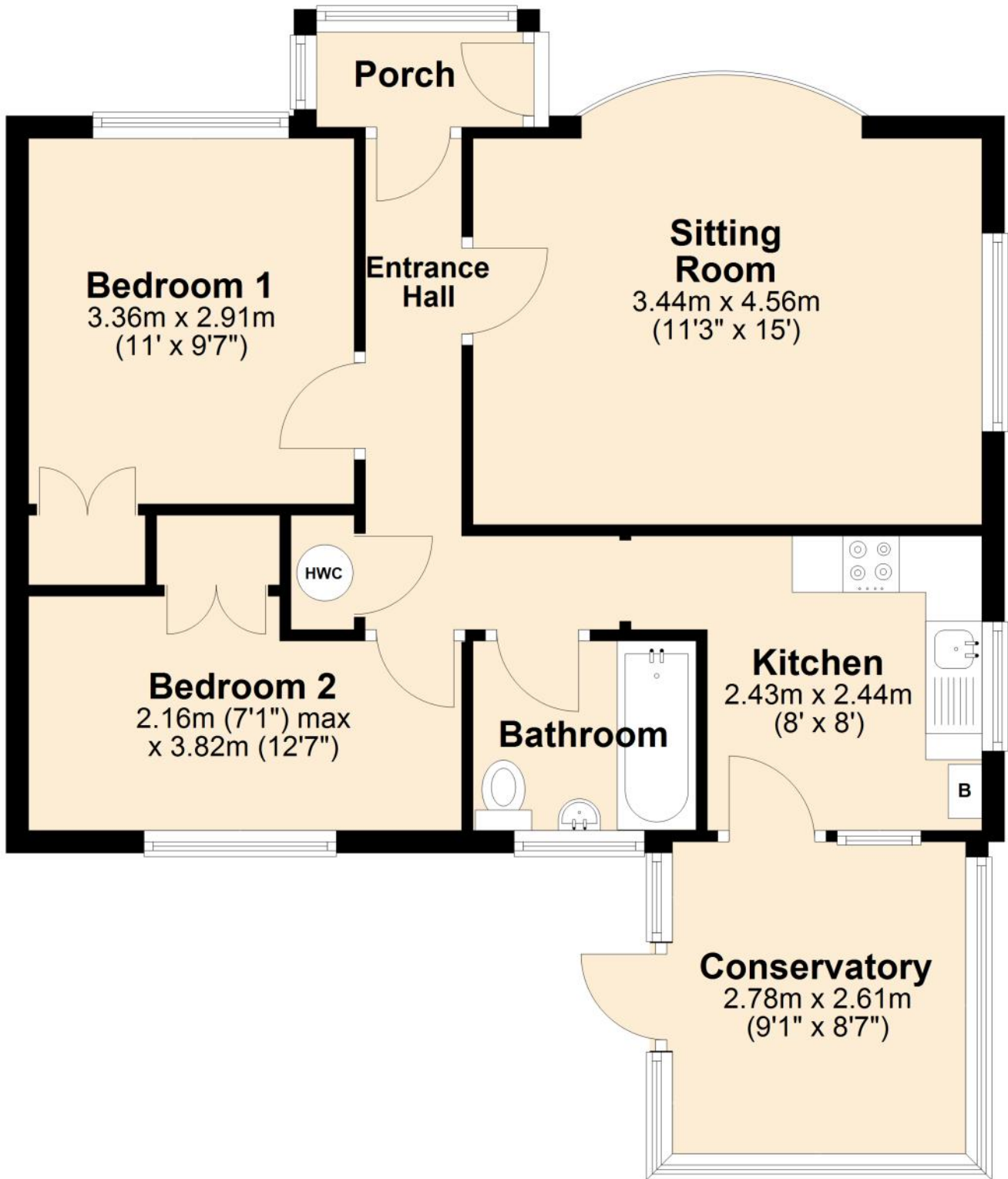
**VIEWING:** Strictly by appointment through the agents.

Important notice: Hambledon Estate Agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings therefore room sizes should not be relied upon for carpets and furnishings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

# Ground Floor

Approx. 61.7 sq. metres (664.0 sq. feet)

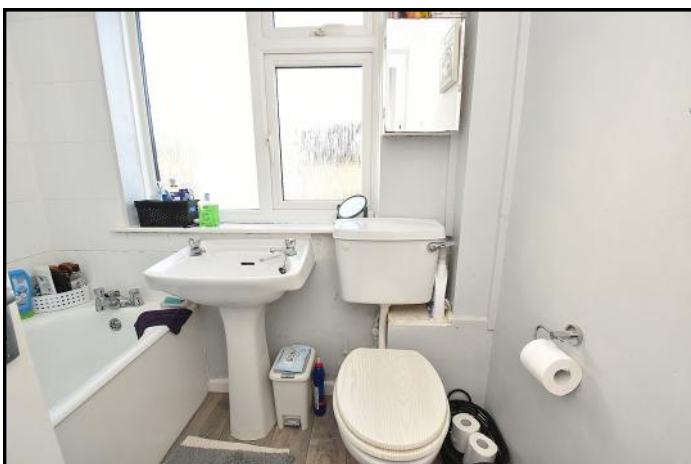


Total area: approx. 61.7 sq. metres (664.0 sq. feet)



# HAMBLETON

ESTATE AGENTS



**Important Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or mis-statement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

