



 2  1  1 EPC TBC

£275,000 Freehold

Glastonbury Road
Meare, Somerset
BA6 9SN

**COOPER
AND
TANNER**



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Description

Brought to the market with the benefit of vacant possession, this detached bungalow occupies a substantial plot and offers huge scope to improve.

The internal accommodation is approached from the side, via a small lean to. A door leads into a west facing kitchen that offers plenty of cupboard storage, a built in oven and an electric hob. The kitchen enjoys a favourable, west facing aspect looking across towards the nearby countryside. Off here is a sizeable hallway that provides access to the remaining accommodation, three storage cupboards, an airing cupboard and a partially boarded loft space. The sitting room, like the kitchen is located at the front of the bungalow and enjoys a similar westerly aspect, it is also fitted with a flame effect gas fire.

The bungalow benefits from two double bedrooms, each affording superb views over the rear garden and across to the adjoining countryside. Both bedrooms have the benefit of built in wardrobes. The shower room is fitted with double shower cubicle with electric shower over, a WC, pedestal sink and a heated towel rail. This room is of good proportions and was originally fitted with a panelled bath unit.

Outside

The gardens and grounds are of a considerable size and subject to the relevant permissions, offer huge opportunity to extend or even develop. Ample space for parking is provided in the form of a tarmac driveway, this leads to a substantial garage offering additional parking if required. Further storage is available in the form of a handy outside store and a detached workshop. The vast garden is mainly laid to lawn and is periodically separated by various shingled seating areas. A key feature of the garden is the spectacular views towards the Mendip Hill and to the countryside that directly adjoins the property at the rear

Location

Meare is a popular village, enjoying a good community spirit. The excellent primary school boasts an Outstanding Ofsted report. The village lies just 3 miles from Glastonbury and Street, where the renowned Millfield Prep and Senior schools are located, and 9 miles from the City of Wells and The Blue School. The Shapwick Heath National Nature Reserve is also close by with its network of walking and cycle paths. Recommended nearby public houses are The Sheppey Inn at Lower Godney, The Bird In The Hand at Westhay and The George Inn at Wedmore.

Directions

On entering the village from Glastonbury proceed around the bend into the village. This property can be found on the right hand side.

Local Information Meare

Local Council: MENDIP

Council Tax Band: C

Heating: Oil fired central heating

Services: Mains drainage, water and electricity

Tenure: Freehold



Motorway Links

- M5
- M4



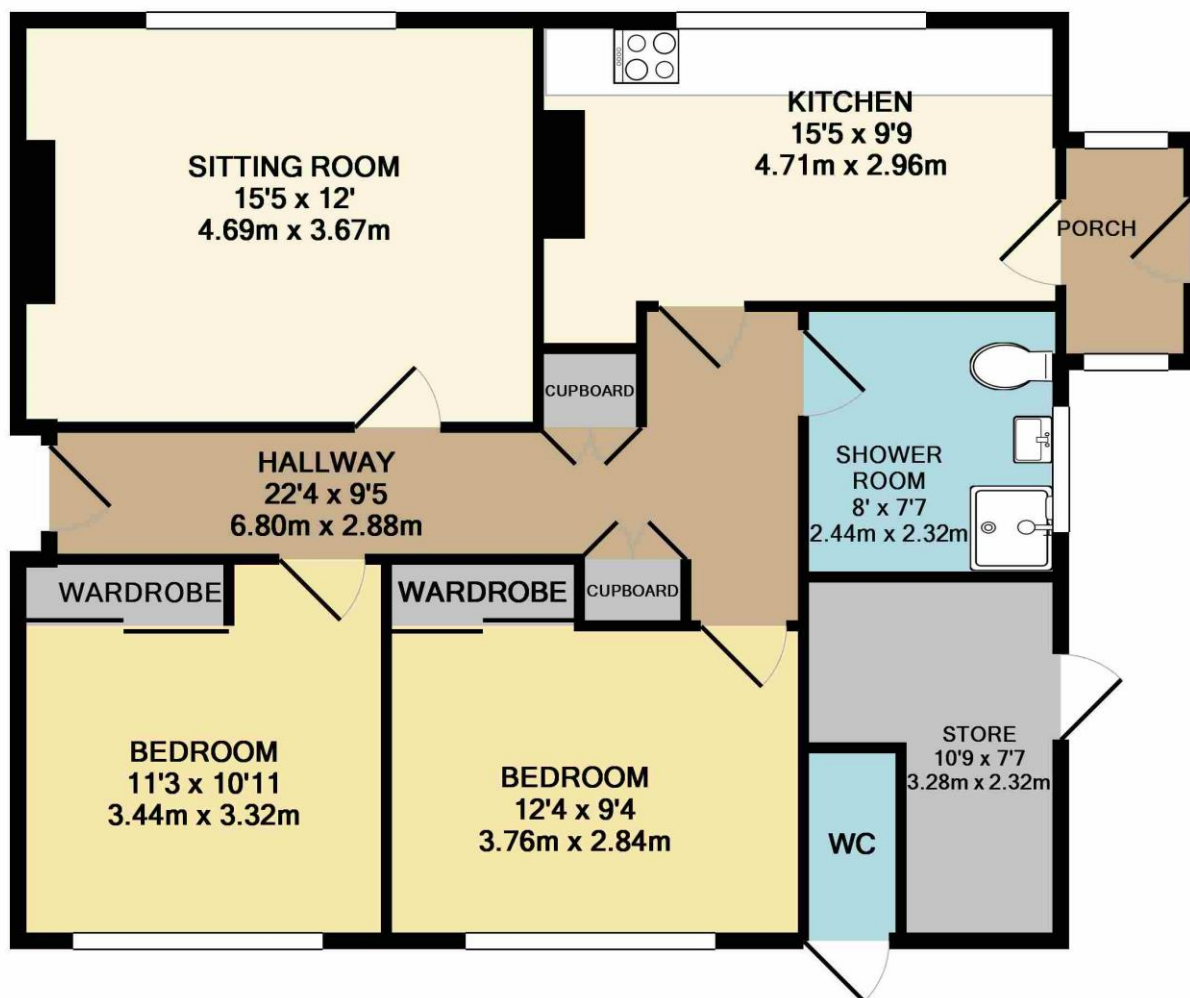
Train Links

- Highbridge or Yeovil Junction
- Castle Cary



Nearest Schools

- Meare primary school
- Street or Glastonbury



TOTAL APPROX. FLOOR AREA 852 SQ.FT. (79.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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