



£395,000

At a glance...



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**holland
& odam**

The Bungalow, Lukins Farm
Meare
Somerset
BA6 9SN

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On entering Glastonbury from Street/Bridgwater (A39) at the Wirral Park roundabout, (B & Q on the left) take the second exit onto the by-pass. Proceed straight ahead at the first roundabout and at the second roundabout take the first exit signposted to Meare. Upon entering the village, you will see The Bungalow on the left hand side, before you reach the village school.

Services

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

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.

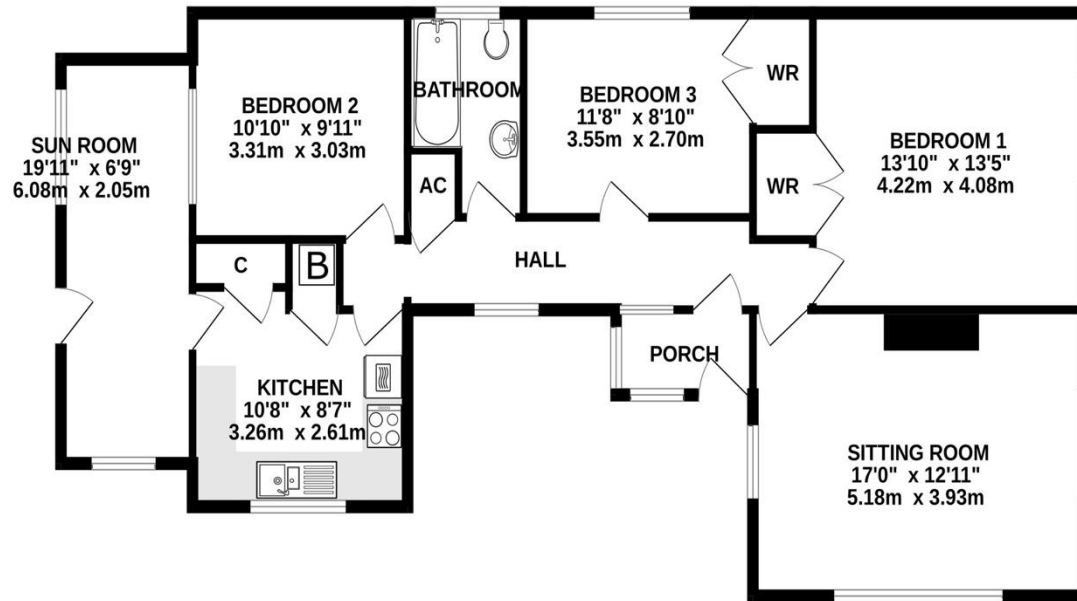
Insight

This light and spacious, detached three bedroom bungalow, provides well presented and refurbished accommodation throughout. Situated in the beautiful village of Meare, this bungalow offers a generous plot, which is set back from the road behind a gated driveway, plenty of parking and a single garage. Available with no onward chain.

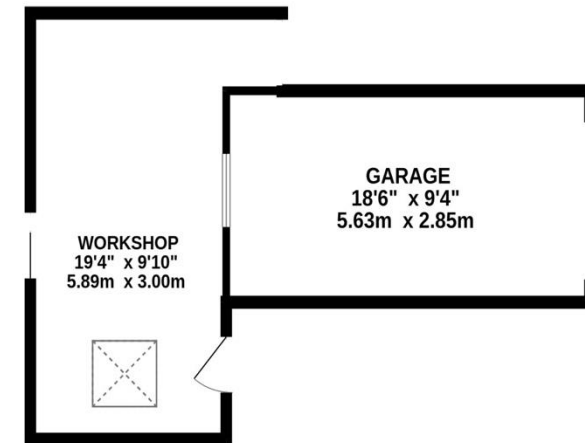
- * NO ONWARD CHAIN - VACANT POSSESSION *
- Southerly facing garden, light and spacious detached bungalow situated in a village location
- New flooring and freshly decorated throughout
- Three good sized bedrooms, two with built in wardobes
- The living room has an open fireplace and three large windows, bringing a light and airy feel, with a front facing aspect
- A modern kitchen affording a range of oak fronted units, including an integrated electric cooker and hob, with a door leading to a useful storage cupboard and a further door out into the garden room
- The garden room includes plumbing for a washing machine, and has a door leading out to the back garden
- Set back from the road, behind a mature lawned garden, there is driveway parking and turning space on both sides, with the driveway on the right leading down to a single garage. Also at the rear, there is an enclosed, secluded, lawned garden.



GROUND FLOOR
1066 sq.ft. (99.1 sq.m.) approx.



OUTBUILDINGS
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 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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