





£395,000

To View:

Holland & Odam

30 High Street, Glastonbury

Somerset, BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



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Energy  
Rating

E

Council Tax Band D



Services

Mains electricity water and drainage are connected. Electric central heating system.

Local Authority

Somerset Council

03001232224

somerset.gov.uk

Tenure

Freehold

## Directions

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left) take the second exit onto the bypass. Proceed straight ahead at the first roundabout and at the second roundabout take the first exit signposted to Meare/Wedmore. Follow the B3151 into Meare passing the primary school and a garage. Downs Orchard will be found on the left-hand side and no.12 is set into the left hand corner of the first cul-de-sac on the right.

## Description

Affording a delightful corner plot situation in a peaceful cul-de-sac this four bedroom detached family house is available with no onward chain. The well balanced accommodation comprises a welcoming entrance hall, cloakroom, sitting room, dining room, kitchen, and conservatory on the ground floor with four good bedrooms (including the master bedroom ensuite shower room), and family bathroom. Also off of the kitchen is a large workshop/utility room. Adjoining the mature gardens, there is driveway with parking to the single garage, with a delightful enclosed rear garden enjoying a great degree of sunlight through the day.

From the spacious entrance hall, stairs rise to the first floor, on the left is a cloakroom and doors open to the kitchen and into the sitting room. Here there is a bay window to the front and a further door leading into the dining room. Sliding doors from here open to the conservatory, being glazed on three sides, with a door opening onto the patio and garden. The kitchen comprises of a modern range of units, space for an electric cooker, fridge/freezer and washing machine. There is also ample space for a breakfast table. A door on the left opens into the workshop/utility room which houses the electric central heating unit, plenty of storage space, doors leading to the garage and into the garden.

Onto the first floor, which has an airing cupboard and matching doors leading to the four bedrooms and family bathroom. Bedrooms one and three enjoy rear facing aspects looking out over the garden and the fields beyond. Both enjoy fitted wardrobes with the master bedroom also having an ensuite bathroom. Bedrooms two and four have front facing aspects with bedroom two also having a fitted wardrobe. The family bathroom comprises of a panel bath, wash hand basin and WC.

## 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, with junction 23 (Bridgwater), some 13 miles, Bristol International Airport 22 miles and the nearest main line rail link to London Paddington is at Castle Cary, 19 miles.



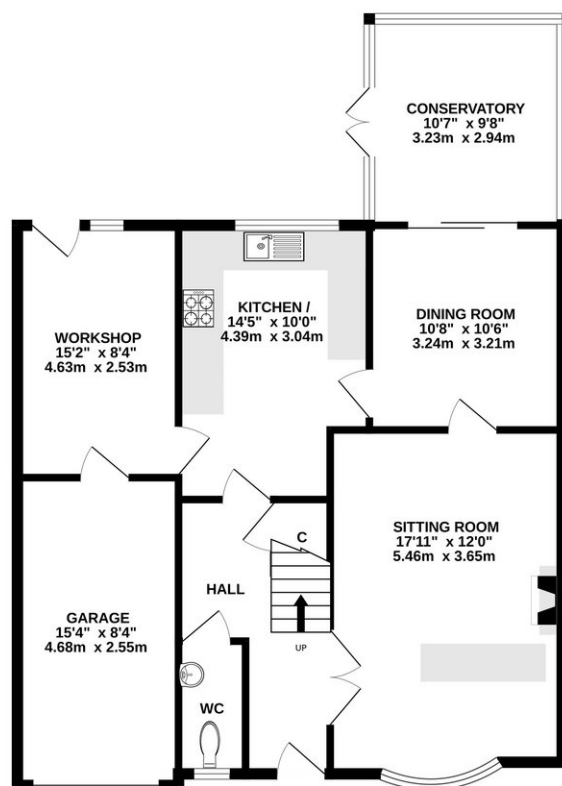


The house is set into the corner of the cul-de-sac with mature and well stocked gardens to the front. Adjoining the garden, there is a driveway with parking leading to the single garage. This has an up and over door with plenty of eaves storage. At the side, there is a secure access into the rear garden and patio, which is attractively presented with a lawn enclosed by mature flower, shrub borders and timber fencing. To the far side of the house, there is ample space for a garden shed and implements.

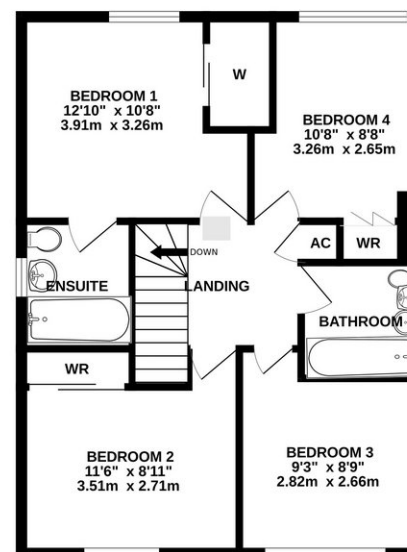
- Spacious family detached house, enjoying a corner plot location in this quiet cul-de-sac, available with No Onward Chain
- On the ground floor, there are two reception rooms, kitchen/breakfast room, conservatory, cloakroom and workshop/utility
- To the first floor, there are four good bedrooms (including the master bedroom, having an en-suite bathroom) and a family bathroom
- Outside, there is a good established garden to the front and driveway parking to the single garage
- The rear garden benefits from a patio and lawn, enclosed by timber lap fencing and enjoying a lovely sunny aspect



GROUND FLOOR



1ST FLOOR



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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