



£260,000

*At a glance...*



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**holland  
& odam**

4 Alexanders Close  
Meare  
Somerset  
BA6 9HP

**TO VIEW**

30 High Street, Glastonbury,  
Somerset BA6 9DX

**01458 833123**

[glastonbury@hollandandodam.co.uk](mailto: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. Proceed straight ahead at the first roundabout and at the second roundabout take the first exit signposted to Meare/Wedmore. Once in Meare pass the primary school and garage. Alexanders Close will be found on the left-hand side. The property can be found at the end of the cul-de-sac on the right hand side with a for sale board displayed.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Freehold



## Location

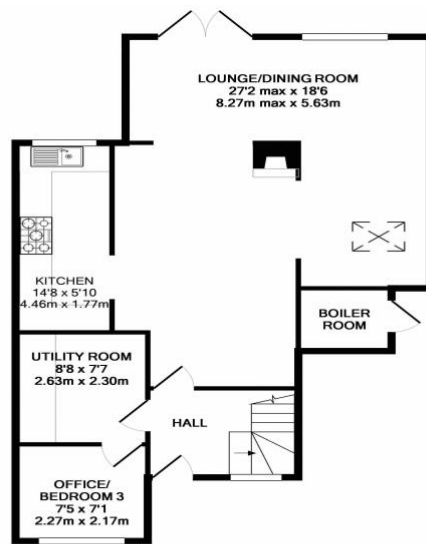
The property is situated in the village of Meare which has local amenities including outstanding primary school, church, well stocked local farm shop and a garage. The historic town of Glastonbury, famous for its Tor and Abbey Ruins, is 3 miles and offers a good range of shops, supermarkets, restaurants, banks and schooling. The thriving centre of Street is approximately 4 miles and offers more comprehensive facilities including both indoor and open air swimming pools, Strode Theatre, Strode College and the complex of shopping outlets in Clarks Village. Access to the M5 motorway can be gained at Junction 23 (Dunball), some 12 miles, whilst Bristol, Bath and Taunton are all within commuting distance.

## Insight

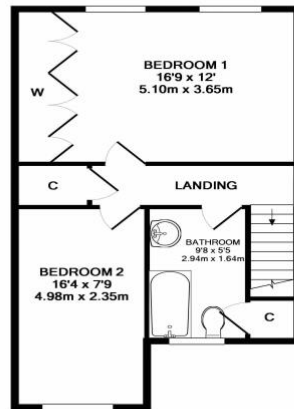
Superbly presented semi detached two/three bedroom house, benefiting from a substantial side and rear extension to the ground floor, situated in a quiet cul-de-sac, benefiting from far reaching views across the adjoining farmland. Available with No Onward Chain.

- Spacious and extended semi detached property, enjoying wonderful far reaching southerly views across adjoining farmland
- Formerly a three bedroom house, two bedrooms have been joined into one large master bedroom, this could easily be returned back to make three bedrooms
- On the ground floor, the extension provides a wonderful open plan lounge/dining room, taking full advantage of the space provided and wonderful views
- The kitchen comprises a modern range of units, with space for a range cooker, dishwasher and fridge
- Also off of the hall, there a study/third bedroom and utility, complete with plumbing for a washing machine
- Outside, there is off road parking to the front with a side access to the rear garden. Here a deck extends across the rear elevation, taking full advantage of the far reaching southerly views, across the fields, to the nature reserve beyond
- There is also a paved area off to one side, with a timber garden shed





GROUND FLOOR  
APPROX. FLOOR  
AREA 752 SQ.FT.  
(69.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 481 SQ.FT.  
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1233 SQ.FT. (114.5 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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