CHAFFERS
ESTATE AGENTS

St Michaels View

Mere, BA12 6FB

A rare opportunity to purchase a light and spacious two double bedroom mid terraced cottage style home providing in excess of 1000 sq. ft (100 sq. m) of accommodation. Designed for those over 55 years old the property is offered to the market with no onward chain and boasts a prime location, just a short walk to the town centre.

Asking Price £380,000 Freehold

Council Tax Band: D

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DESCRIPTION

The property benefits from the option of ground floor living, gas central heating, single glazing, car-port with allocated parking space, private rear garden and optional access to communal gardens. This comfortable, well presented and charming home offers spacious and versatile living accommodation set over two floors which briefly comprises of:- Entrance hall, well equipped fitted kitchen including hob, electric oven, a good sized lounge, light and airy dinning room with an opening to the garden room with doors opening to the private rear garden. A downstairs shower room completes the accommodation on this floor. The landing on the first floor leads to the generously sized master bedroom with built in wardrobes and en-suite bathroom, airing cupboard, second double bedroom with built in wardrobes and main bathroom all enjoying pretty views of gardens to the front and rear.

The development is managed by Broadleaf Management. The charge covers a comprehensive range of services, which includes building insurance, external painting, part time maintenance manager on site, upkeep of all communal gardens and buildings, all window cleaning and communal external lighting.

SITUATION - Mere

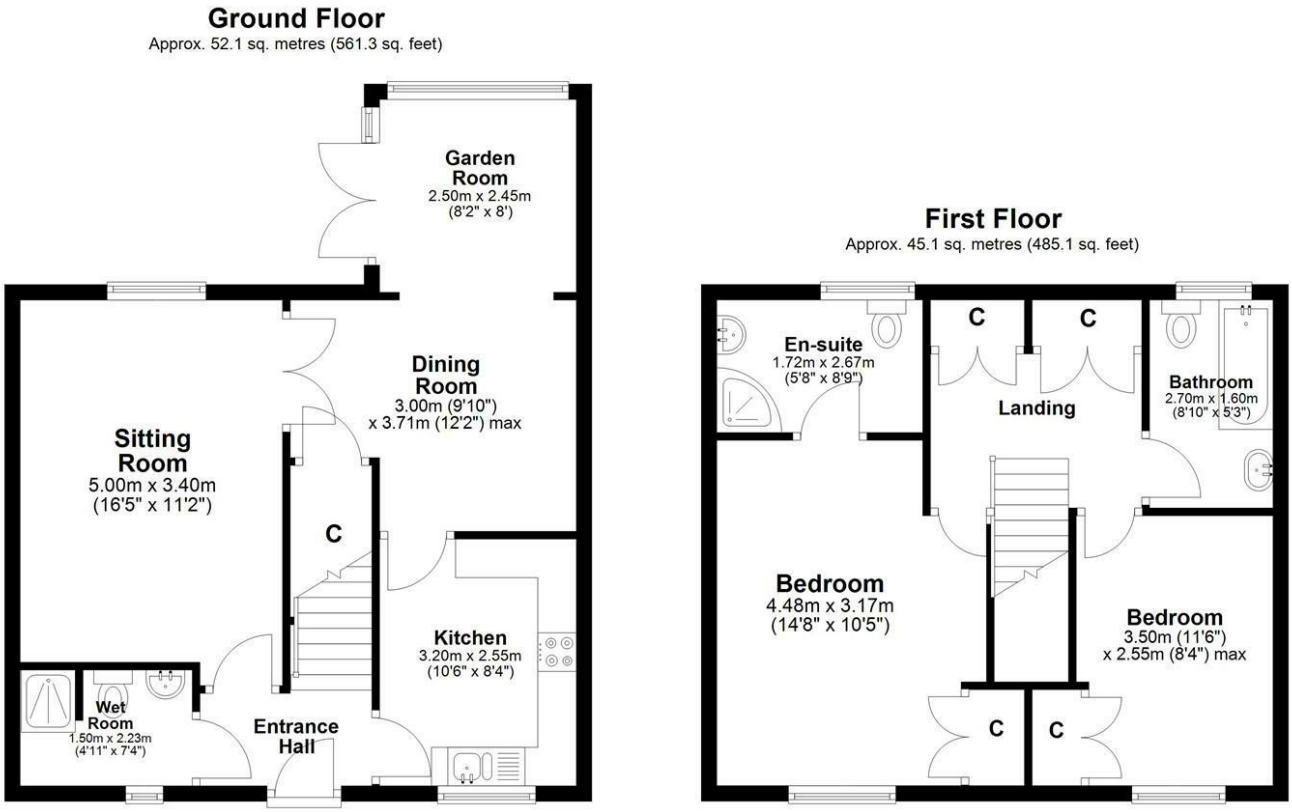
Mere is a small country town which offers a good range of everyday facilities including health centre and dentist, supermarket, Flower/Vegetable shop, Post Office, butchers, Primary School, churches, cafes, pubs, electrical shop, golf driving range, fishing lakes and regular local bus services, There are excellent walks in and around the town and also the Wiltshire downs. The town has easy access to the A303 and main line station at Gillingham (Exeter - Waterloo) approximately 4 miles, the ancient Saxon hilltop town of Shaftesbury is approximately 8 miles and the cathedral city of Salisbury about 24 miles.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.
Council Authority: Wiltshire Council ~ Council Tax Band: D
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate: Rated: C
Management charge: £3,581.31 p/a Ground rent: £334.10 p/a

Directions

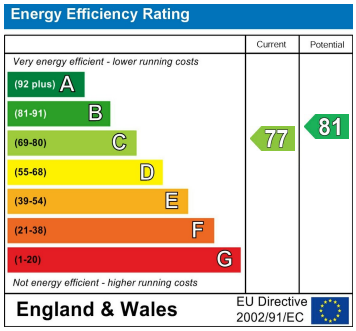
Floor Plan: Not to scale ~ For identification purposes only.



Total area: approx. 97.2 sq. metres (1046.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



48 High Street, Shaftesbury, Dorset, SP7 8AA
Tel: 01747 852301 Email: shaftesbury@chaffersestateagents.co.uk www.chaffersestateagents.co.uk