



Castle Hill Lane

Mere, Warminster BA12 6JB

Nestled in the charming area of Castle Hill Lane this delightful terraced house offers a perfect blend of comfort and convenience. With a generous living space this property is ideal for small families, couples, or individuals seeking a cosy home.

£240,000 Freehold





Property

This charming two bedroom terraced cottage style property provides ample space for relaxation and rest. A good sized kitchen provides the hub on the home with a spacious living room giving access to the enclosed rear garden, and a cloakroom completes the ground floor. Upstairs you will find two well proportioned bedrooms with the master benefitting from an en-suite shower room.

The layout is thoughtfully designed to maximise the use of space, ensuring that every corner of the home is functional and inviting. Natural light floods the interiors, creating a warm and welcoming atmosphere throughout.

Situated in the picturesque village of Mere, residents will enjoy the tranquillity of rural living while still being within easy reach of local amenities. The surrounding area boasts beautiful countryside views, perfect for those who appreciate nature and outdoor activities.

This property presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. With its charming character and practical layout, this terraced house on Castle Hill Lane is a wonderful place to call home. Don't miss the chance to make this delightful property your own.

Location

Mere is a charming and historic town located in southwest Wiltshire, offering a perfect blend of countryside serenity and practical convenience. Surrounded by the beautiful countryside, it provides a peaceful setting while remaining well-connected to nearby towns and cities. Mere has a great sense of community and has many facilities that even larger towns and villages would envy, with its own Library, Museum, Doctors' Surgery, Dentist, Post Office, Chemist, Police and Fire Station, a range of public meeting places and a number of shops providing the essential basic everyday necessities. Mere has a vibrant and successful primary school and a whole range of community groups and organisations ranging from a Railway Modellers Club, a Historical Society and a Linkscheme. There is good access to the town's centre and amenities, alongside superb road and transport links, including the A303 in close proximity. The neighbouring town of Gillingham, just a short drive away, offers a mainline railway station with direct services to London Waterloo in approximately two hours. With local primary and secondary schools, recreational facilities, and easy access to popular destinations like Stourhead, Longleat Safari Park, and Shaftesbury, Mere is an ideal location for those seeking a relaxed, rural lifestyle without sacrificing connectivity.

Additional information

Services: Mains water, gas, electricity, and drainage. Local Authority: Wiltshire Council.

Council Tax Band: C Energy Performance Certificate (EPC): Rating C

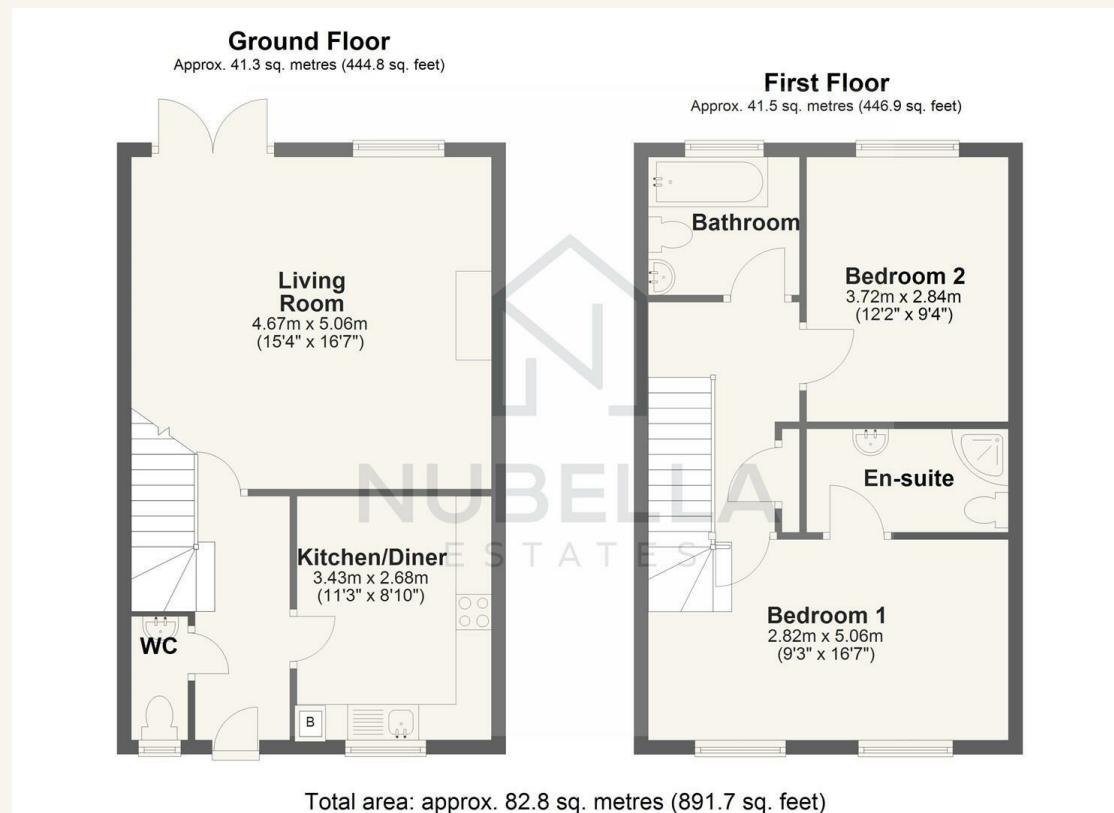
There is a parking space available at a charge of £1,500 per 5 years.

Ground rent £150 per annum

Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.



Local Authority **Wiltshire**
Council Tax Band **C**
EPC Rating **C**



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Gillingham Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.