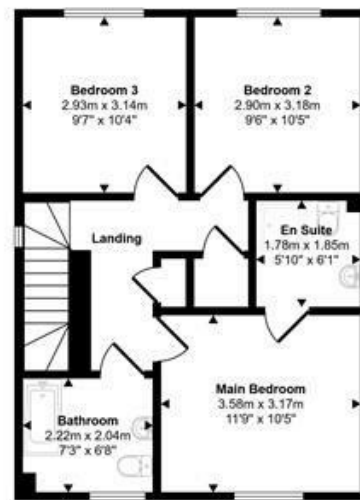
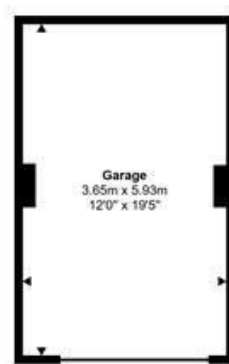


Ground Floor
Approx 51 sq m / 546 sq ft



First Floor
Approx 51 sq m / 546 sq ft



Garage
Approx 22 sq m / 233 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Coward Road
Mere

Guide Price
£340,000

A well presented three bedroom end of terrace house situated in the rural town of Mere, within walking distance of the town centre and its good range of everyday amenities including a Co-op store, cafes, tea room, public houses and a primary school, as well as some wonderful rural walks on the doorstep.

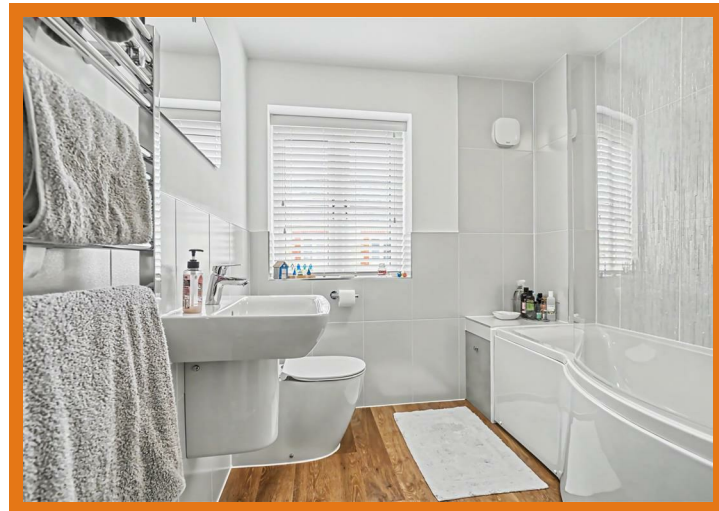
Built by the highly regarded CG Fry builders and having had just one owner since new, the property has been impeccably maintained throughout and benefits from approximately five years remaining on the new build warranty. The ground floor offers a hallway, a generous sitting room, a beautifully bright kitchen diner with double doors leading out to the garden and a downstairs WC. On the first floor there are three well proportioned bedrooms, the principal benefitting from a modern en-suite shower room, together with a family bathroom.

Outside, the rear garden has been landscaped and is enclosed with a lawn, a patio area and a gravelled pathway. There is a side gate leading to a driveway with two parking spaces and a garage with power and lighting.

Restways
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Energy Efficiency Rating		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	85	



The Property

Inside

Ground Floor

The front door opens into the hallway with stairs rising to the first floor and a downstairs WC. The sitting room is a generous and well proportioned space, featuring a gas fireplace and a window overlooking the front of the property. The kitchen diner is beautifully bright, fitted with a range of gloss floor and eye-level cupboards and a full range of integrated appliances including a washing machine, fridge freezer and dishwasher. Double doors lead directly out to the rear garden.

First Floor

The landing gives access to the bedrooms and the family bathroom. All three bedrooms are well proportioned, the principal benefitting from a modern en-suite shower room. The family bathroom serves the remaining bedrooms.

Outside

Garden

The landscaped rear garden is enclosed and mainly laid to lawn with a patio area and stone chipping patch. A side gate leads to the driveway and garage. To the front of the property there are attractive flower beds, adding a pleasant kerb appeal.

Parking

A driveway provides two parking spaces, leading to the garage.

Useful Information

Energy Efficiency Rating B
 Council Tax Band D
 Gas via a Combi Boiler
 Mains Drainage
 Upvc Double Glazing
 Freehold
 Vendors will need to find onward purchase

Location and Directions

Mere is a sought after Wiltshire

town set beneath the slopes of Castle Hill, offering an attractive setting and a strong sense of community. The town provides a range of everyday amenities including a supermarket, independent shops, cafés, a primary school and public houses, along with access to surrounding countryside ideal for walking and outdoor pursuits. Well positioned for transport links, Mere lies close to the A303, providing convenient access to London and the South West, with nearby towns such as Gillingham and Shaftesbury offering further facilities and mainline rail connections.

Postcode BA12 6FA

What3words
 ///probing.developed.doctors

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.