



Lordsmead Road, Mere

£375,000

Council Tax Band C Tax Price £1,866 pa



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PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact Forest Marble 24/7 to schedule your viewing of this detached bungalow that sits in a favourable position with a corner plot on the fringes of Mere. The bungalow is offered for sale with no onward chain and it presents fantastic potential to develop into a wholly unique property with a separate detached annex. The bungalow's accommodation currently consists of two bedrooms and two reception rooms, these in turn are serviced by a modern fitted kitchen and bathroom. The home then really comes into it's own externally. The plot is substantial and allows for ample space for even the keenest of gardeners. There is a large open lawn space with established shrubs, trees and borders, as well as vegetable garden that given a little attention will be the perfect home allotment. The property also has recent planning granted to construct a detached annex dwelling within the plot. Given the scarcity of homes that offer multi generational living options, for example, this will have quite an appeal to a number of buyers struggling to find a new home with this much scope. The attached garage and driveway parking will tick further boxes for a broad range of potential purchasers. To interact with the virtual reality tour, please follow this link:

<https://tour.giraffe360.com/lordsmeadroadmere/>

Situation

Mere, is a historic small town adjacent to the A303, nestling beneath the South Wiltshire Downs. Mere has its own library, doctors surgery, post office store, small supermarket, independent stores, public houses, restaurants and first-rate museum. You will find a local pre-school and primary school which in turn feeds into the Senior school in Gillingham. The A303 provides easy access to Exeter and London. The nearby cities of Bath, Bristol and Salisbury are all within the hour by car. Gillingham is the nearest train station offering regular services to London Waterloo. To the north is an Area of Outstanding Natural Beauty providing a wealth of interest, including strip lynchets formed by ancient ploughing, and White Sheet Hill Nature Reserve. The near by National Trust Stourhead Estate is a popular local attraction with its stunning architecture and outstanding gardens. Nearby you can try your hand at clay pigeon shooting, angling, or golf, while younger people may enjoy the Falconry and the Bison Farm. There is excellent walking and horse riding along woodland tracks and open downland, while local cycle routes provide for both leisurely and more challenging expeditions.

- Large Two Bedroom Bungalow
- Planning for an Annex in the Garden
- Opportunity to Create an Ideal Home
- Brand New Kitchen
- Large Garden
- Close to Amenities



Rooms

Entrance Hall

3'7" x 9'5" (1.13m x 2.90m)

Living Room

18'4" x 12'2" (5.61m x 3.72m)

Dining/Sitting Room

9'3" x 22' (2.83m x 6.71m)

Kitchen

7'9" x 13'7" (2.41m x 4.18m)

Bedroom One

10'10" x 12'10" (3.08m x 3.69m)

Bedroom Two

10'9" x 8'10" (3.32m x 2.47m)

Bathroom

6' x 7'11" (1.83m x 2.17m)

Garage

19'8" x 11'2" (6.03m x 3.41m)

Directions

Coming into Mere from the West along Castle Street continue into the middle of the town and turn right onto Boar Street, continue along onto Pettridge Lane and then Clement's Lane until you reach the turning for Woodlands Road. Turn Right and right again onto Lordsmead Road. The property will be on your left.

Agent Notes

Planning has been granted to build a detached annex within the plot. Planning reference PL/2022/09675. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Gillingham, Mere, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

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