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**Glastonbury**  
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## 7 DOWNS ORCHARD, MEARE, GLASTONBURY, BA6 9SQ £249,950 - FREEHOLD

This stunningly presented and well proportioned family home has been subject to vast improvements by the current owners and now offers itself as a show home standard detached house that prospective buyers can move straight into without the worry of having to carry out further upgrades.

The house is pleasantly located within a cul de sac in the popular village of Meare and accommodation briefly comprises entrance hall, spacious living room, a recently opened up kitchen/diner, refitted with a stunning range of contemporary units, integrated appliances and solid walnut work surfaces complementing the bamboo flooring. French doors open up onto the garden, whilst there is also a utility room, W/C and partially converted garage, which doubles up as a hobbies/store room. Upstairs, all three bedrooms have fitted wardrobes and the family bathroom has been refitted with a modern white vanity

# 7 Downs Orchard, Meare, Glastonbury, BA6 9SQ

## RECREATION & AMENITIES

The village of Meare lies 3 miles west of Glastonbury and about 5.5 miles south east of Wedmore. Wells and Street are also within easy reach. Meare is a village and civil parish and has been a settled site for even longer than Glastonbury. The parish Church of St Mary, formerly in the keeping of Glastonbury Abbey dates from 1323 and is a Grade I listed building. The village also has a primary school, a number of societies and clubs and a good community spirit. The historic town of Glastonbury boasts a variety of unique local shops with its very own 8th century Abbey and 14th century Tor. Glastonbury provides the usual small town facilities including a selection of schools, churches, supermarkets, a library, two doctors' surgeries and a local hospital. Street is a thriving mid Somerset town famous as the home of Millfield School, Clarks Shoes and more recently Clarks Village shopping centre complementing the High Street shopping facilities. Street also provides Crispin Secondary School, Strode College, a theatre, open-air and indoor pools and a choice of pubs and restaurants. The Cathedral City of Wells is 9 miles whilst the nearest M5 motorway interchange at Dunball (Junction 23) is 15 miles. Bristol, Bath, Taunton and Yeovil are all within commuting distance.

## ENTRANCE HALL

Double glazed UPVC doors to front. Internal door to living room. Stairs rising to first floor. Tiled floor. Radiator. Telephone point.

## LIVING ROOM

14' 4" x 13' 5" (4.37m x 4.09m)

UPVC double glazed bow window to front. Door through to kitchen/diner. Tv and telephone point. Coved ceiling. Wall mounted thermostatic control. Radiator.



## KITCHEN/DINER

16' 8" x 10' 8" (5.08m x 3.25m)

A bright and spacious kitchen/diner which has been opened up by the current owners and thoughtfully refitted with contemporary units including high gloss wall base and drawer units fitted with solid walnut work tops over. A range of integrated appliances include fridge, dishwasher, electric induction hob and oven with stainless steel cooker hood over. There is an inset stainless steel sink and draining unit with mixer tap. Contemporary splash backs. Ceiling and base units spotlights. Solid bamboo flooring. UPVC double glazed window and french doors opening onto the rear garden. Under stairs storage cupboard. Internal door leading through to the utility room. Floor to ceiling contemporary radiator.



## UTILITY ROOM

10' 8" x 5' 6" (3.25m x 1.68m)

Internal doors to the garage and cloakroom. UPVC double glazed door to the rear garden. The utility room has space and plumbing fitted for a washing machine and tumble dryer. Cupboard housing the electric boiler. Solid walnut work surfaces and double glazed windows to rear. Radiator.

## CLOAKROOM

Double glazed obscure UPVC window to side. Fitted with a low level wc. Wall mounted wash basin with splash back tiles. Chrome heated towel rail. Bamboo flooring.

## GARAGE ROOM

15' 5" x 7' 6" (4.7m x 2.29m)

Garage room has an internal door to front, an up and over door to rear. The room has been painted and carpeted to be used as a hobbies room/storeroom.

## FIRST FLOOR LANDING

Doors to all three bedrooms and bathroom. Double glazed UPVC door to side. Airing cupboard. Loft access.

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**BEDROOM ONE**

12' 1" x 9' 2" (3.68m x 2.79m)

Double glazed windows to front. Fitted double wardrobes with mirror fronted sliding doors and hanging rail. Coved ceiling. Radiator. Telephone and TV point.



**BEDROOM TWO**

10' 3" x 9' 6" (3.12m x 2.9m)

Double glazed window to rear. Radiator. Fitted double wardrobe.



**BEDROOM THREE**

9' 3" x 7' 4" (2.82m x 2.24m)

Double glazed UPVC window to front. Radiator. Built in storage cupboard with hanging rail.

**BATHROOM**

UPVC obscure double glazed window to rear. Well appointed with a modern white suite comprising P shaped panel bath with shower over and a waterfall style mixer tap. Vanity unit with inset wash basin, waterfall style mixer tap with cupboard beneath. Low level wc. Floor to ceiling tiles walls. Tiled floor. Heated chrome towel rail.

**OUTSIDE**

To the front there is an open plan and neatly maintained garden with off road parking for two cars. Access to the garage. There is a small lawned area with well kept hedgerows and a selection of mature plants and shrubs. Gated pedestrian access to the side of the house leading around to the rear garden. Covered storm porch providing access to the front door.



The rear garden is largely enclosed by timber fencing and walling and is mainly laid to lawn with a patio seating area abutting the house. There are a selection of small trees and planted borders. There is also a garden shed and a wendy house.

**PROPERTY INFORMATION:**

**TENURE:**

Freehold

**SERVICES:**

Mains electricity, water and drainage all connected.

**LOCAL AUTHORITY:**

Mendip District Council. Tax Band D.

**VIEWING ARRANGEMENT:**

By appointment only through Tor Estates. Please call us to arrange a convenient appointment.

**MORTGAGE ADVICE**

Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole market? Tor Finance will assess your needs and recommend the best mortgage product available to you. Please call us to arrange a free consultation.


**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

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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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### Energy Performance Certificate



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**7, Downs Orchard, Meare, GLASTONBURY, BA6 9SQ**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 2748-9061-6255-8216-4960
<b>Date of assessment:</b> 24 May 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 25 May 2016	<b>Total floor area:</b> 80 m <sup>2</sup>

**Use this document to:**

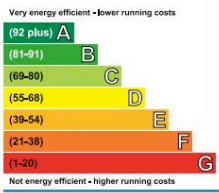
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,436</b>
<b>Over 3 years you could save</b>	<b>£ 387</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 387 over 3 years                 </div>
Heating	£ 1,797 over 3 years	£ 1,584 over 3 years	
Hot Water	£ 432 over 3 years	£ 258 over 3 years	
<b>Totals</b>	<b>£ 2,436</b>	<b>£ 2,049</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

	Current	Potential
	65	81

Very energy efficient - lower running costs  
Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 222	✔
2 Solar water heating	£4,000 - £6,000	£ 165	✔
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 930	✔

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.