



Connells

Angel House Church Street
Mere Warminster



Property Description

Welcome to Angel House - A contemporary four-bedroom detached home situated in the centre of the historic market town of Mere, Wiltshire. Offering incredibly light and airy accommodation throughout, this fantastic and spacious home amounts to a little over 1600 square feet; additionally benefitting from a single garage which is partially converted into a home studio. The loft space is also fully boarded and is useable as a hobby room or as additional storage space. Another amazing feature within this home is the rooftop terrace area which is accessed via a door on the landing; a beautiful space to relax in the summer sun. This is not one to miss - contact us today to book your viewing!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Porch

The porch has a door to the rear of the property, an internal door to the garage and parquet floor.

Entrance Hall

The entrance hall has a radiator and the staircase.

Cloakroom

The cloakroom has three frosted windows to the rear of the property, a hand wash basin, a WC and a shaver point.

Living Room

The living room has two windows to the front of the property, two windows to the side of the property, a long radiator hidden in the skirting boards and a gas fireplace.

Dining Room

The dining room has two windows to the front of the property and a long radiator hidden in the skirting boards.

Kitchen

The kitchen has a door to the front of the property, four windows to the side of the property, six windows to the front of the property, a radiator, a one-and-a-quarter sink and drainer, space for an oven and hob, space for white goods and the gas boiler.

Landing

The landing has a radiator, two windows to the side of the property, two airing cupboards, access to the fully-boarded loft space, and a door to the rooftop terrace.

Bedroom One

The main bedroom has two windows to the front of the property, a radiator and an integrated double wardrobe.

Bedroom Two

Bedroom Two has one window to the front of the property, two windows to the side of the property, a radiator and an integrated wardrobe.

Bedroom Three

Bedroom Three has two windows to the rear of the property, a radiator and an integrated wardrobe.

Bedroom Four

Bedroom Four has two windows to the rear of the property and a long radiator hidden in the skirting boards.

Family Bathroom

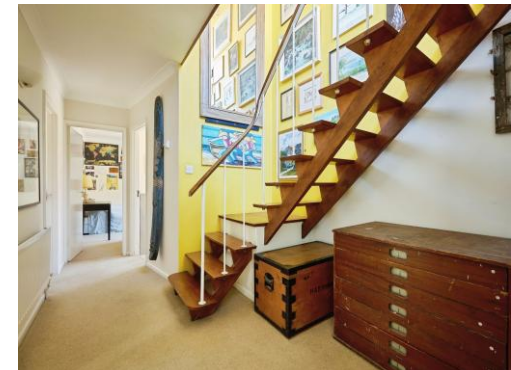
The family bathroom has two windows to the rear of the property, a radiator and a bath with an overhead shower attachment. There is a WC in a separate room adjacent.

Front Garden

The front garden is enclosed by fence topped brick borders. It is laid to lawn mainly with a small patio area, mature shrubs and off-street parking for multiple vehicles.

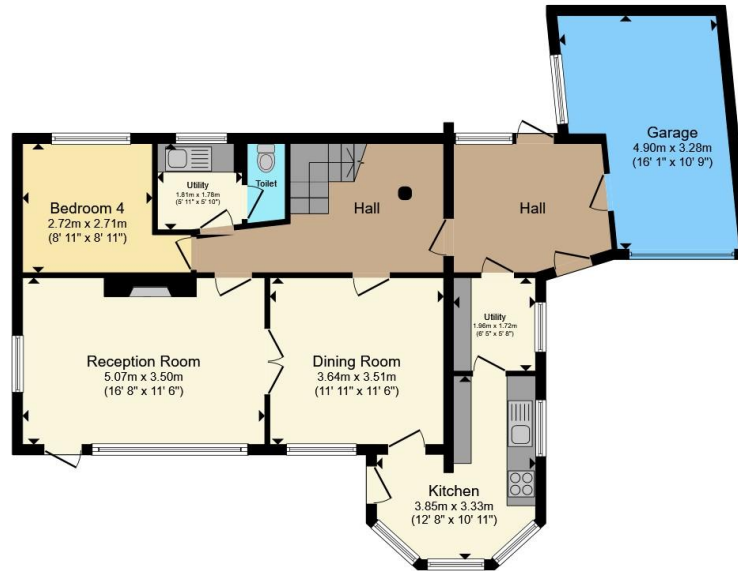
Rear Garden

The rear garden is also enclosed with brick borders. It is laid with artificial grass, a patio dining area and a vegetable patch. It also benefits from external lighting and a tap. There is also an access gate to the front garden.

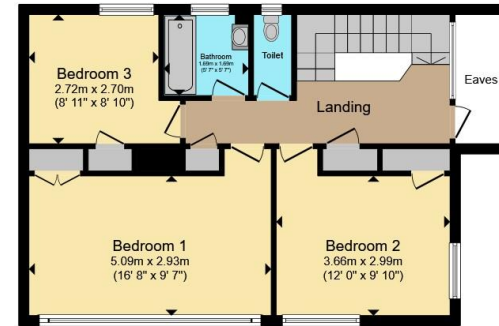








Ground Floor



First Floor

Total floor area 149.3 m² (1,607 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/GIL306548



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GIL306548 - 0004