



**FOR SALE**

82b Lower Street, Merriott, TA16 5NW

£395,000



**ORCHARDS**  
ESTATES

This well-situated, two-storey home in the charming village of Merriott offers a practical and convenient layout that could be perfect for your next move.

Part of a small row of just three homes, this mid-terrace property benefits from direct access to a double garage, reached via a gated entrance from the rear garden—an ideal setup for easy parking or storage.

Whether you're looking to downsize without sacrificing space or need that extra fourth bedroom for visiting family, this home delivers.

It features a generously sized sitting room, a separate dining room, a bright sunroom, and the added benefit of a downstairs WC with a cubicle shower for convenience.

Upstairs, you'll find four comfortable bedrooms and the main family bathroom.

The walled, enclosed rear garden offers a secure, low-maintenance space, perfect for pets, children, or even hosting family and friends.

It's designed with ease in mind, so you can enjoy the garden without having to worry about upkeep, even if you're away for a week or two.

Vehicle access runs along the side of the end property, providing a driveway to your own double garage—an excellent feature for anyone with larger vehicles or additional storage needs.

If you're looking for a home with generous room sizes, plenty of natural light, and a secure, easy-to-manage garden, this property should definitely be on your viewing list.

We're confident you won't be disappointed!



£395,000



## LOCATION

Merriott is an historic village with a vibrant local community, offering something for all ages.

The village has an excellent range of local services including a Budgens, petrol station with post office, the Feed Station Cafe, the Kings Arms with skittle alley, pharmacy, church, recreation ground, outdoor bowls club and both first school and pre-schools.

Nearby Crewkerne, with a range of shops including a Waitrose Supermarket, is two miles away.

Yeovil is only 7 miles away and offers a full range of high street shops and leisure activities.

Originally based around three roads surrounding a large area of farmland, Merriott offers a wealth of footpaths, ideal for dog walking, through the heart of the village or in the beautiful surrounding countryside.

The village lies four miles south of the A303 trunk road from London to Exeter and 16 miles east of the M5 at Taunton.

A main line railway station for the London, Waterloo to Exeter line is at Crewkerne with trains leaving every hour.

**Approach** Set back from the road with attractive box hedging, access is over a path through the front lawned area to the front door with canopy over.

**Living Space** The entrance hall is wide and spacious, perfectly setting the scene for this generous and well laid out home. Immediately to your left are the stairs which lead to the first floor with space under, a charming port window and to the rear is the downstairs WC which is also a large shower room, very handy for guests or early risers!

**Sitting Room:** Door from hall to a long sitting room with angled corner housing a recently installed log burner and large front window offering lots of natural light. A set of double french doors then open to;

**Dining Room:** Spacious enough to easily fit a 6-seater with space to extend this out to 12 for those special occasions. Door to hall, hatch to kitchen and set of double-glazed French doors opening to;

**Garden Room:** A comfortable, year-round room which is glazed to provide a look over the garden and with polycarbonate roof.

**Kitchen:** Well-equipped and providing a link to the dining room, door to hall and rear access door opening to;

**Rear Utility:** With electric for white goods and stable door

leading to the rear garden.

**Upstairs** Emerging onto the landing, this splits to provide access to;  
**Bathroom:** First on your left, this is positioned away from the bedrooms and includes a full-sized bath. Also on this corridor is a storage cupboard.

**Principal Bedroom:** Full length with front and rear aspect windows, lots of space for storage and that is a SuperKing sized bed.

**Bedroom Two:** Spacious double with rear aspect window.

**Bedrooms 3 and 4:** Both large doubles, currently one is used as a craft room and the other as a home workshop.

There is a loft access hatch, no ladder, loosely boarded and with light.

**Garden** A delightful space which has been adapted to create a year-round space which requires very little maintenance and outdoor tap. Several seating areas and borders all set within a walled enclosed garden. To the rear there is a gate which provides access to a vehicle access area and double garage.

**Double Garage** With front up and over electric door, electric and lighting as well as pitched roof for additional storage.

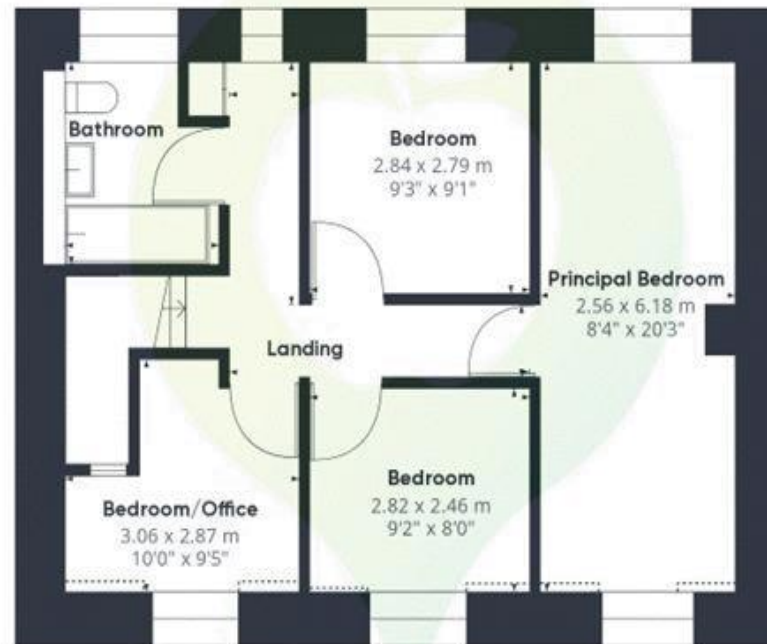
### Material Information

- Freehold Property, 18th Century set in conservation area, 1971 Conversion.
- Council Tax Band: E
- EPC Rating: D
- Mains Gas, Drainage, Water and Electric.
- High-Capacity Cable to Garage for Car Charger.
- Newley fitted kitchen 2022.
- Gas Boiler and full system installation of new pipes and radiators was carried out in 2022.
- Log Burner was installed in 2022, this was last swept in September 2024.
- Total house rewire with new consumer units in house and garage in 2022.
- Windows were replaced in 2022, as these are unvented there is no HETASS/CERTASS, guarantee is provided by Hamdon Windows.
- Dormer Windows were repointed and re-cladded in 2024.
- Garage Roof and House Ridge were refurbished in 2024.
- Flood Zone 1: Low Risk.
- Broadband: OFCOM: UltraFast 1,000Mbps available.



**Directions:** From the roundabout separating Knapp with Broadway and Moorlands Road with Lower Street, follow Lower Street for about 1/4 mile and you will see the eye-catching Orchards Estates FOR SALE Sign by the front entrance. You can park outside or across the wide street. Knock on the door and one of our full-time, locally based team will be there to show you around and answer any questions you may have. <https://w3w.co/sulked.visit.commit>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



**Approximate total area<sup>1)</sup>**

122.22 m<sup>2</sup>  
1315.57 ft<sup>2</sup>

**Reduced headroom**

2.21 m<sup>2</sup>  
23.79 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:

----- Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

01460 477977 or 01935 277977 [www.orchardsestates.com](http://www.orchardsestates.com)



Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.