



FOR SALE

Knapp, Merriott, TA16 5NQ

£225,000



ORCHARDS
ESTATES

We are pleased to offer early access to a well-priced three-bedroom mid-terrace home.

This property features on-road parking at the front, a workshop, and a garden area at the rear. While the home would benefit from updates both internally and in the garden, it presents a fantastic opportunity for potential buyers.

We are currently arranging viewings, so please contact us to schedule a time and date that suits your needs.

£225,000



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 front footpath on Knapp, this property provides access to the front door, which opens to:

Downstairs Living

Living Room: Featuring a front aspect window, wall radiator, and a boarded-up fireplace.

Kitchen/Diner: Featuring ample space for a well-sized kitchen/diner with extensive wall and floor storage, and a wall radiator, and storage cupboard. The room includes a window and a door that opens

onto the rear courtyard well. Additionally, there is a utility room and a downstairs cloakroom.

First Floor Living

This level features three bedrooms.

Bedroom 1 - Generously sized, easily accommodating a large double bed with ample room for storage. With front aspect window, wall radiator and storage cupboards.

Bedroom 2 - The second bedroom is also a good-sized double. With rear aspect window, wall radiator and tv point.

Bedroom 3 - The third bedroom is suitable as a small single room or could be utilized as a study. This room also benefits from a side aspect window.

Family Bathroom - Coloured full bathroom suite, with shower over the bath, partially tiled. With side aspect window and wall radiator.

Loft – Accessed from the landing with a loft ladder and boarded with lighting. It also has a Velux window (with blind) and a radiator (that links into the main gas heating system), offering a good size footprint and could be utilised as an office, craft room or somewhere to put your train set!

Parking, Garden and Workshop

Parking is available on the road surrounding the property.

There is a shared right of way across the rear courtyard, which is ideal for unloading shopping. At the rear of the building, there is a separate back garden and a workshop.

Material Information

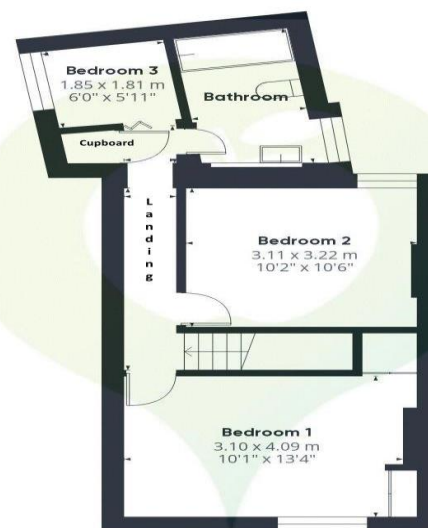
- Freehold Property, built around the 1890's
- EPC Rating - (64) D



- Council tax Band - B
- Mains drainage, water, gas and electric
- Combi Boiler - We are reliably informed by the vendor that this is 10 years old and has been regularly serviced
- Heating - Wall radiators
- Loft - Loft ladder, boarded with lighting, and accessed from the landing.
- Rear Courtyard Access - This property has right of way across the rear courtyard
- Flood Zone - 1 -low probability of flooding from the sea or rivers
- Broadband - Ultrafast 1000Mbps available



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

174.13 m²
1874.32 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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