



**FOR SALE**

Shiremoor Hill, Merriott, TA16 5PH

£650,000



**ORCHARDS**  
ESTATES



Nestled in a picturesque setting, this delightful three-bedroom detached bungalow is surrounded by approximately 0.25 acres of gardens.

The property offers a welcoming entrance hall, a spacious kitchen/dining room, a convenient cloakroom, a utility room, a comfortable sitting room, a bright sunroom, three well-appointed bedrooms, and a modern bathroom.

Additional features include ample driveway parking and a former two-bedroom static home, which is included in the sale.

This property presents a unique opportunity to enjoy a serene lifestyle in a lovely location.

£650,000



## 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

The bungalow is situated in an elevated position, accessible via a shared driveway.

It features a wraparound garden spanning approximately 0.25 acres, predominantly covered in grass and adorned with mature hedging and trees.

A pathway from the road, bordered by a stone wall, leads up to the bungalow, with attractive planting along the top of the wall.

### Ground Floor Living

Upon entering through the front door, you are greeted by a large, welcoming hallway illuminated by front aspect windows.

Multiple doors lead off this area, including a useful cupboard for coat and shoe storage.

To the right of the hallway is the kitchen.

The kitchen features rear patio doors opening onto

the garden, a small rear aspect window, and a side aspect window above the sink unit, making it light and airy. It is fitted with a range of oak base units and a wooden worktop, and includes a gas Range Cooker, space for a large fridge freezer, and ample room for a large dining table, ideal for family gatherings and entertaining. The kitchen also provides access to the loft, which has lighting and is boarded.

Adjacent to the kitchen is the utility room, which has a front aspect window and space for a washing machine and tumble dryer.

Next to the utility room is a WC, equipped with a wall radiator, low-level WC, hand wash basin, and tiled splash back.

Bedroom 1 is off the hallway, featuring a large rear aspect window and a wall radiator.

To the left of the hallway is the living room, a large, light, airy room with a side aspect window, a boarded-up fireplace, and double doors leading to the sunroom.

The sunroom, located at the rear, has French doors opening out into the garden, a tiled floor, and a wall radiator, creating a beautiful, sunny space. Back in the hallway, a corridor leads to the bedrooms.

Bedroom 2 has a side aspect window with views of the garden, a wall radiator, and a built-in wardrobe.

Bedroom 3 also has a side aspect window, a large built-in wardrobe, and a wall radiator.

At the end of the corridor is the bathroom, which includes a white suite with a shower over the bath, a low-level WC, a hand wash basin with a useful storage vanity unit underneath, and a heated towel rail. The floor is tiled for practicality.

### Garden and Driveway

The bungalow is situated in an elevated position, accessible via a shared driveway with ample parking for multiple vehicles.

It features a wraparound garden spanning approximately 0.25 acres, predominantly covered in grass and adorned with mature hedging and trees.

A pathway from the road, bordered by a stone wall, leads up to the bungalow, with attractive planting along the top of the wall.





### Caravan

Additionally, the property includes a two-bedroom static caravan, which comes equipped with light and power.

This could be a great bonus for guests, extended family, or even as a rental opportunity.

### Material Information

- Freehold Property, built c. 1960's
- Council Tax Band: E
- EPC Rating: B (81)
- Mains Drainage, Gas, Water and Electricity
- Solar Panels - Registered with EDF and vendor receives quarterly payments
- Tree preservation order on Walnut Trees behind the bungalow Chimney in Living room - currently board up. Vendor is unsure when last swept
- Kitchen Range Cooker included in sale of property
- Provisional planning approved for the bungalow to have two bedrooms, and two bathrooms created in roof space.
- Combi Boiler - Located in the loft and is approx. 8 years old and we are reliably informed that it is served annually
- Double Glazing - less than 5 years old
- Broadband: UltraFast Available 1800Mbps
- Flood Zone 1: Low Risk low probability of flooding from rivers and the sea



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www.orchardsestates.com



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