



To Let

Lower Street, Merriott, TA16 5NW

Monthly Rental Of £1,100

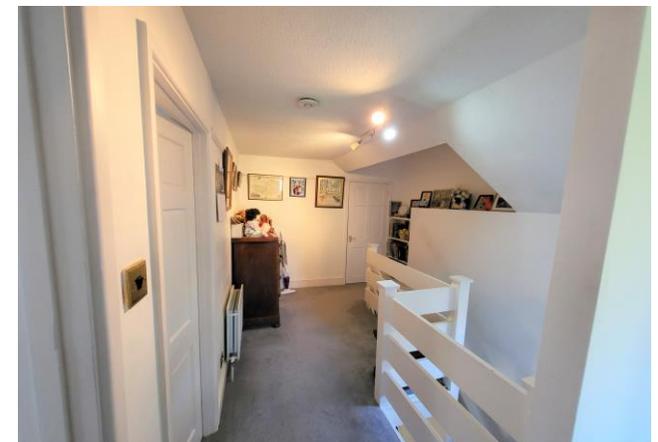


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Nestled within the highly sought after village of Merriott, is this end of terrace character home with the added benefit of off road parking. The well presented accommodation comprises spacious lounge/diner, separate dining room and modern recently fitted kitchen. Upstairs are two double bedrooms and a shower room. The property is accessed via a shared walled courtyard with off road parking for two cars.



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LOCATION

The village of Merriott is nestled in an attractive area which includes several shops, public house, garden centre, postoffice, pharmacy and local primary school, playing fields, Church and Village Hall. Located a few miles from the bustling town of Crewkerne which offers supermarket shopping and train connect direct to London Waterloo. Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance, along with Yeovil being a similar drive.

Approach

Courtyard area enclosed by wall providing off road parking for two cars.

Entrance Hall - 7' 3" x 3' 8" (2.202m x 1.121m)

Double glazed door to side and laminate flooring.

Lounge/Diner - 22' 4" x 11' 9" (6.804m x 3.570m)

Front aspect double glazed window, laid to carpet, feature fireplace with log burner, French doors leading to dining room, radiator and stairs to first floor.

Dining Room/Office - 9' 8" x 8' 7" (2.959m x 2.616m)

Front and side aspect double glazed windows, laminate flooring, storage cupboard and radiator.

Kitchen - 11' 2" x 9' 9" (3.407m x 2.966m)

Side and rear aspect double glazed windows, recently fitted kitchen comprising a range of wall and base units with worktops over and splash backs, single bowl sink, electric hob, electric oven, integrated slimline dishwasher, plumbing and space for washing machine, integrated fridge/freezer, gas boiler, tiled flooring and radiator.

Stairs and Landing - 15' 2" x 8' 8" (4.612m x 2.629m)

Rear aspect double glazed window, two storage cupboards, laid to carpet, radiator and access to loft (the loft is well insulated)

Bedroom One - 13' 4" x 11' 0" (4.066m x 3.350m)

Front aspect double glazed window, double built in wardrobe, laid to carpet and radiator.

Bedroom Two - 13' 4" x 10' 1" (4.072m x 3.074m)

Front and side aspect double glazed windows, laid to carpet and radiator.

Shower Room - 8' 9" x 6' 4" (2.670m x 1.927m)

Side aspect double glazed window, walk in double shower with glass screen and aqua panels, wash hand basin with vanity unit and tiled splash back, WC, extractor fan, shaver socket, heated towel rail and luxury vinyl tiled floor.



AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

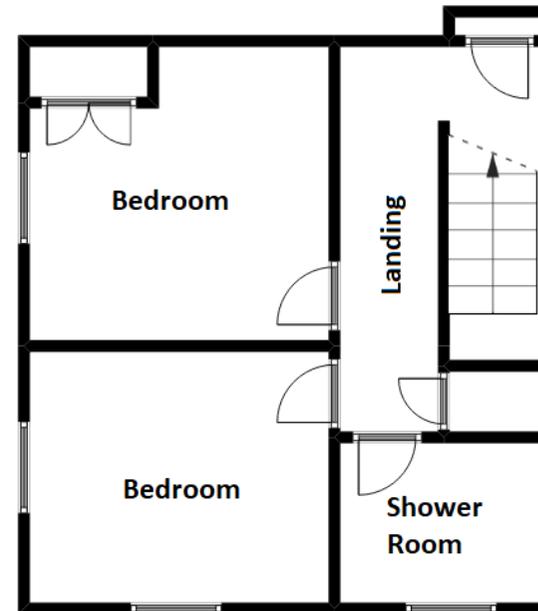
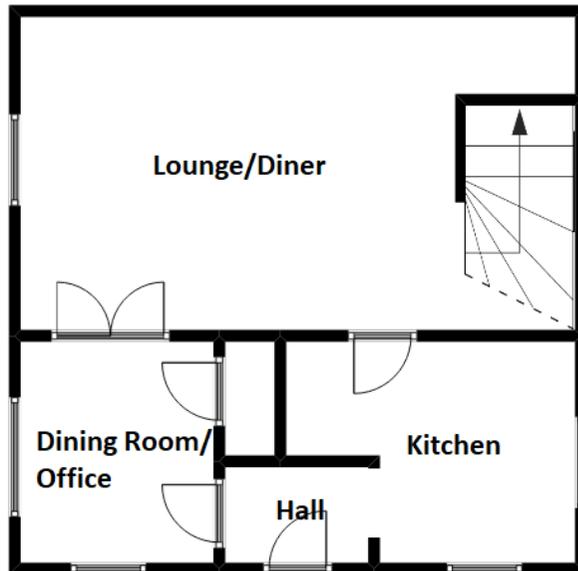
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

When leaving Crewkerne via North Street, continue through Merriott Road, through Knapp and take a 3rd exit at the mini roundabout on to Lower Street, continue past the junction and the property is situated on the left hand side.

ADDITIONAL INFORMATION

The landlord has informed us that the property has solar panels installed providing economical living.



01460 477977 or 01935 277977



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

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