

# LAUREL & WYLDE

E S T A T E   A G E N T S



## 36 Merryfield, Mark, TA9 4NB £345,000

\*\*\* PLEASE CLICK ON THE VIDEO TAB TO SEE OUR AMAZING PROPERTY VIDEOS \*\*\* DETACHED FAMILY BUNGALOW \*\*\* GENEROUS PLOT WITH ABSOLUTELY SPECTACULAR VIEWS ACROSS OPEN FIELDS / FARMLAND AND TOWARDS CROOK PEAK / THE MENDIPS \*\*\* L-SHAPED LIVING & DINING ROOM \*\*\* KITCHEN \*\*\* THREE BEDROOMS \*\*\* FAMILY BATHROOM \*\*\* LARGE DRIVEWAY WITH AMPLE OFF STREET PARKING \*\*\* CAR PORT \*\*\* LARGE GARAGE WITH ELECTRIC ROLL-OVER DOOR \*\*\* NO ONWARD CHAIN \*\*\*



### Entrance Hall

Access through an aluminium double-glazed door, ceiling lights, radiator, loft hatch giving access to roof space, doors to the living room, kitchen, bedrooms one, two, three, family bathroom, cloakroom and the airing cupboard.



### Kitchen

A side aspect room with an UPVC double glazed window, an obscure double-glazed door leading to the side of the property, ceiling light, vinyl flooring, radiator, narrow double doors to the boiler cupboard housing a floor standing oil-fired system. The kitchen has been fitted with a range of base and eye level units with marble effect worktop surfaces, inset one stainless steel bowl sink with adjacent drainer and mixer tap, integrated oven, ceramic four ring hob, tiled splashbacks and space and plumbing for washing machine, space for undercounter fridge or freezer.

### Living/Dining Room

A good size light front aspect I shaped room with two large UPVC double glazed windows, ceiling lights, two wall lights, two large radiators, a feature stone fireplace with an inset electric living flame effect convector fire.



### Cloakroom

A fully tiled side aspect room with an obscure UPVC double glazed window, ceiling light, radiator, vinyl flooring, wash basin with mixer tap, low level wc.





### Bedroom One

A rear aspect room with a UPVC double glazed window, ceiling light, radiator.



### Bedroom Two

A rear aspect room with a uPVC double glazed window, ceiling light, radiator.



### Bedroom Three

A side aspect room with a UPVC double glazed window, ceiling light, radiator.



### Family Bathroom

A fully tiled side aspect room with an obscure UPVC double glazed window, ceiling light, radiator, vinyl flooring, wash basin with mixer tap, panel enclosed bath with handheld shower attachment and mixer tap.



### Cloakroom

A fully tiled side aspect room with an obscure UPVC double glazed window, ceiling light, low level WC.

### Front and Rear

Outside there is a good-sized lawn garden with a range of flower and shrub borders, a large tarmac driveway providing parking for four/five cars leading up to the garage that has a roll over door with power and lighting.

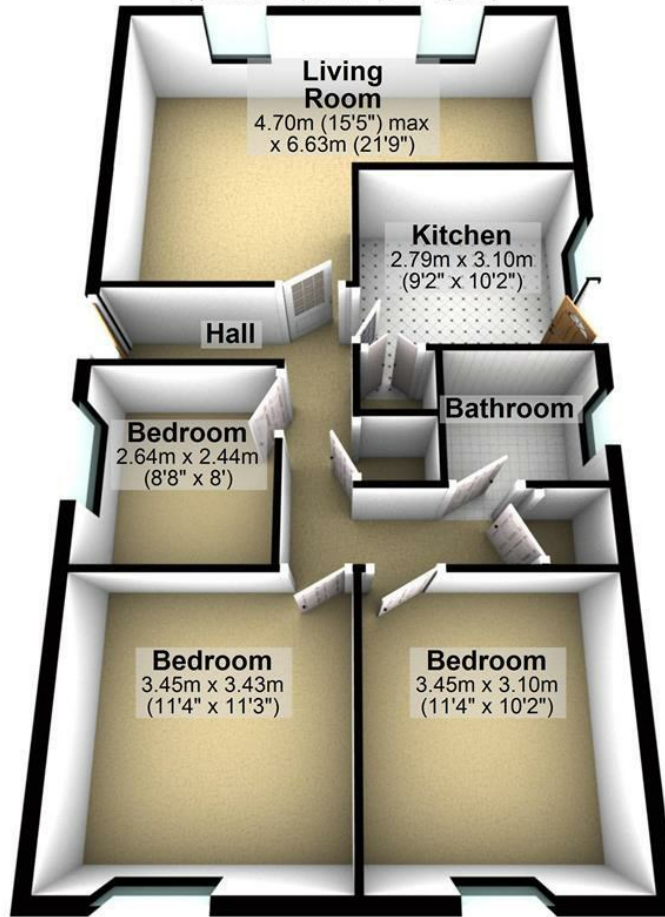
There is gated side access to the property that leads to the rear garden which has been laid to a mixture of lawn and patio effect concrete terrace and shingle stone, fully enclosed to all sides with fabulous open views to the surrounding fields and sight of the Mendip Hills.





### Ground Floor

Approx. 80.6 sq. metres (868.0 sq. feet)



Total area: approx. 80.6 sq. metres (868.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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