



67a Lower Street

Merriott, TA16 5NP

£1,150 PCM

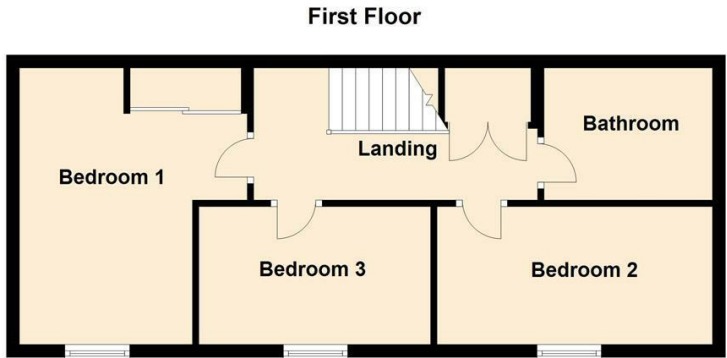
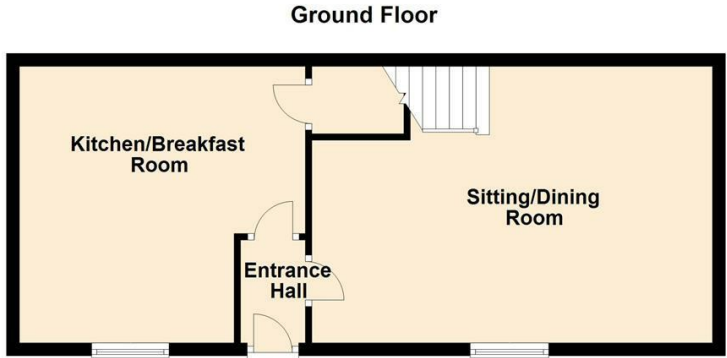
**MAYFAIR**  
TOWN & COUNTRY



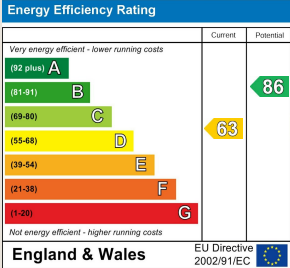
# PROPERTY DESCRIPTION

A nicely tucked away three bedroom Grade II listed cottage situated in the heart of this popular village. Character features and two allocated parking spaces. In brief the accommodation comprises entrance hall, sitting/dining room, kitchen/breakfast room, three bedrooms and a shower room. The garden is to the front of the property which is mainly laid to lawn. Mains gas, Electricity, water and sewerage. Please check with Ofcom for mobile and broadband coverage as will depend on provider.

- Village Home
- Three Bedrooms
- Kitchen/diner
- Grade II Listed
- Two Parking Spaces
- Front Garden



For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Mayfair Town & Country Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

[crewkerne@mayfairproperties.net](mailto:crewkerne@mayfairproperties.net)

### Local Authority

Somerset Council Council Tax Band: C

Tenure:

EPC Rating: D



We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

