



**36 Lower Street**  
Somerset, TA16 5NN

**£975 PCM**

**MAYFAIR**  
TOWN & COUNTRY





## PROPERTY DESCRIPTION

A characterful terraced cottage situated in the sought after village of Merriott. Accommodation comprises, Living room with Gas fire , kitchen with rear door leading to courtyard and storage, two double bedrooms, spacious bathroom. A pet considered. Mains gas, water and electricity. Please check with Ofcom for Broadband/mobile coverage as speeds will depend on package and provider. Available December.

- Two Bedrooms
- Fitted Kitchen
- Family Bathroom
- Living Room
- Enclosed Rear Courtyard
- On Street Parking

Deposit: £1,125

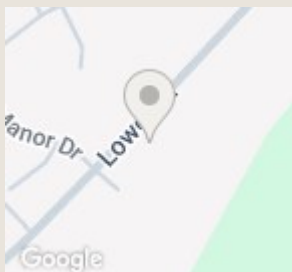
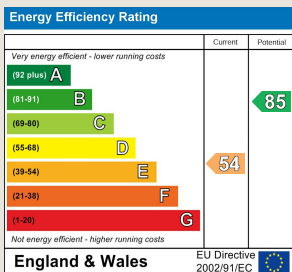
Furnishing: Unfurnished

### Local Authority

South Somerset District Council Council Tax Band: B

Tenure:

EPC Rating: E



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

**01460 74200**

crewkerne@mayfairproperties.net



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

