

for sale

offers over **£290,000**



## Greys Road Merriott TA16 5PD

Connells are delighted to offer to the market this beautifully presented two double bedroom detached home (originally a 3 bedroom) which is located in the sought after village of Merriott. Call us today!

# Greys Road Merriott TA16 5PD

## Entrance Porch

Door to the front and a double glazed window to the front.

## Lounge/ Diner

20' 8" x 14' 1" (6.30m x 4.29m)

Double glazed window to the front, 2 x radiators, wood burner, spotlights and a large storage cupboard housing the boiler.



### **Kitchen**

10' 3" x 6' (3.12m x 1.83m)

Fitted kitchen with a range of wall and base units, oak worktops, space for a fridge/freezer and range style cooker, cooker hood, butler sink, 2 x double glazed windows to the rear, spotlights and part tiling.

### **Landing**

Double glazed window to the side and loft access.

### **Bedroom 1**

17' 4" x 8' 6" (5.28m x 2.59m)

2 x double glazed windows to the rear and a radiator.

### **Bedroom 2**

8' 8" x 8' 5" (2.64m x 2.57m)

Double glazed window to the front, cupboard, radiator and a storage cupboard with shelves.

### **Bathroom**

Double glazed window to the rear, shower cubicle, bath, heated towel rail, vanity wash hand basin, wc and spotlights.

## Outside

### Front Garden

Driveway for 2 cars leading to the garage, side access, log store, outside tap, lawn, trees and shrubs.

### Rear Garden

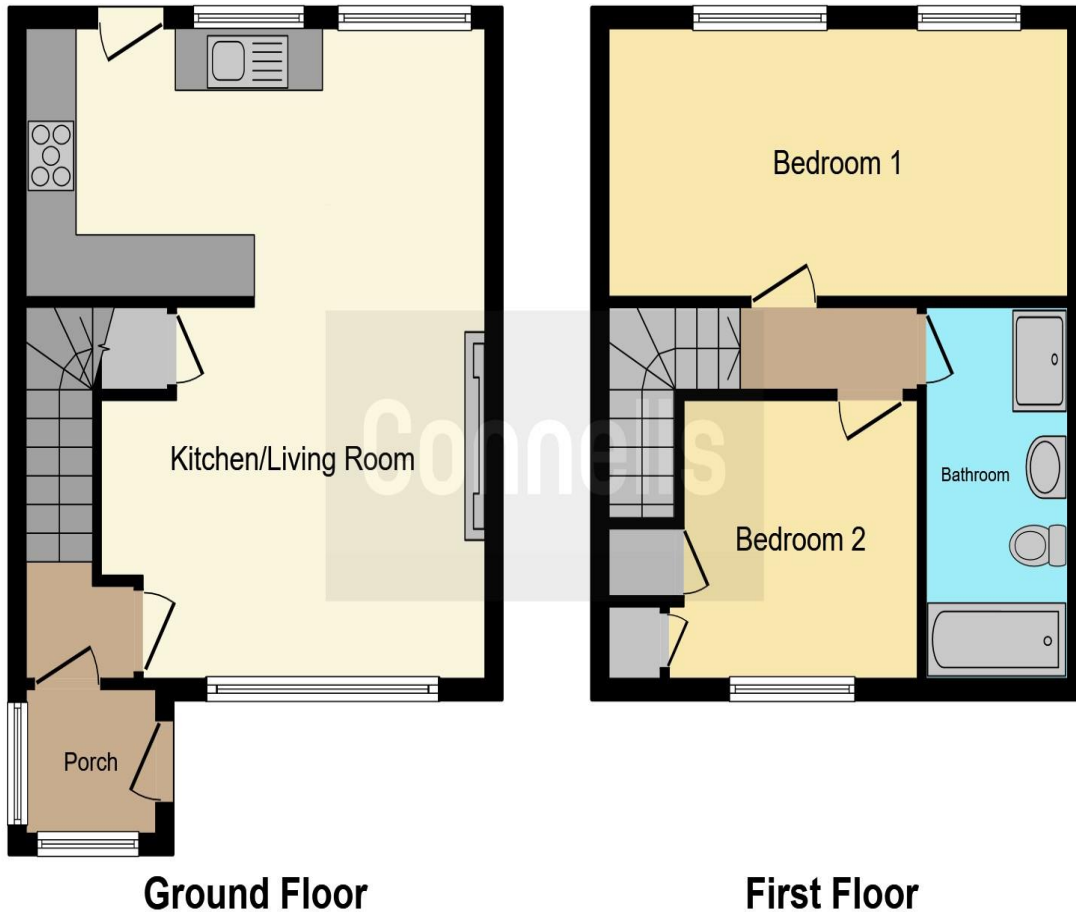
Fence enclosed with a lawn, patio, woodstore and a gate to the side.

### Garage

Up & over door with light and power.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOY313053 - 0006

**Tenure:** Freehold

**EPC Rating:** E

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