

for sale

offers over **£400,000**



## Waterwheel Court Merriott TA16 5AF

Located on the desired Tail Mill development is this three bedroom end of terrace family home. Beautifully presented throughout, this home benefits from a lovely rear garden, lounge/diner, downstairs wc, kitchen, three double bedrooms and driveway for 2 cars with EV charging point.



# Waterwheel Court Merriott TA16 5AF

## Entrance Hall

Door to the front, 2 x storage cupboards and a radiator.

## Cloakroom

Wash hand basin, wc and a radiator.

## Lounge/Dining Room

22' 2" x 10' 11" (6.76m x 3.33m)

Double glazed window to the front, original beams, radiator, under stairs storage cupboard and an archway to the kitchen.



### **Kitchen**

10' 3" x 9' 10" Max (3.12m x 3.00m Max)

Fitted kitchen with a range of wall and base units, 12 x double glazed windows, spotlights, wooden double glazed door to the garden, oven, gas hob, integrated fridge/freezer, dishwasher and washing machine, 1 1/2 stainless steel sink and a boiler.

### **Landing**

Radiator and storage cupboard.

### **Bedroom 2**

11' 1" x 8' 10" (3.38m x 2.69m)

Double glazed window to the front, beams and a radiator.

### **Bedroom 3**

10' 10" x 10' 8" (3.30m x 3.25m)

Double glazed window to the rear, radiator, beams, built in wardrobe and cupboard.

### **Bathroom**

Double glazed window to the front, heated towel rail, mirrored unit, wc, wash hand basin, shower cubicle and spotlights.

### **Landing 2nd Floor**

Double glazed window to the rear.

### **Bedroom 1**

17' 11" x 14' 6" Max (5.46m x 4.42m Max)

Apex double glazed roof, double glazed window to the side, beams and a radiator.

## Outside

### Driveway

Parking for 2 cars with an EV charging point and bin store area.

### Rear Garden

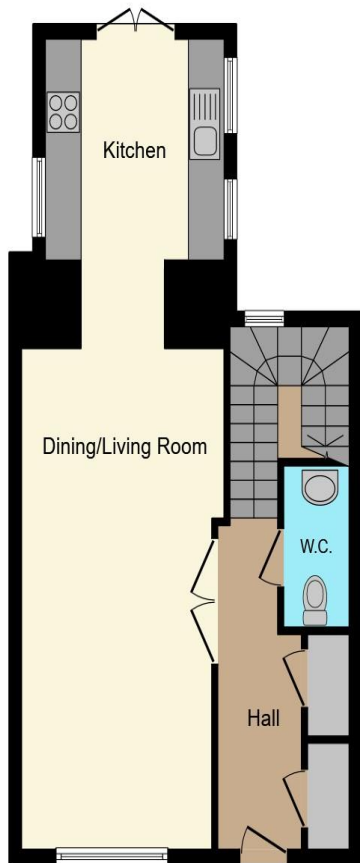
Enclosed by fencing and a stone wall with a tree, shed, pebbled area, outside tap, double socket electric point and a patio



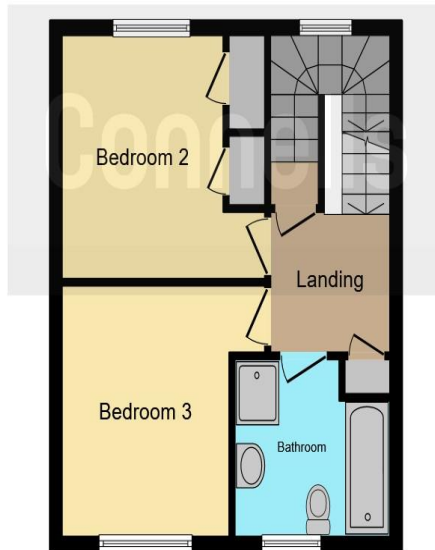




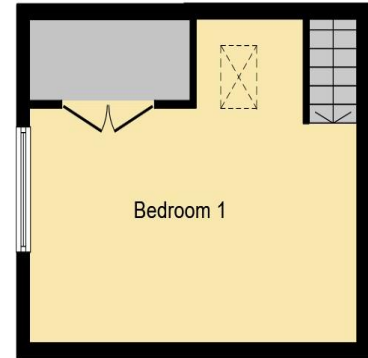




**Ground Floor**



**First Floor**



**Second Floor**

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: YOY313188 - 0005

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/YOY313188](http://connells.co.uk/Property/YOY313188)**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)