



**Greys Road, Merriott TA16 5PD**



**welcome to**

## **Greys Road, Merriott**

A well presented semi-detached house situated in this favoured residential area. The accommodation briefly comprises an open plan living room/kitchen/diner, large conservatory, three bedrooms and bathroom. Outside there are gardens to front and rear, a single garage and driveway parking.



## Ground Floor

### Entrance Porch

Double glazed door to front. Two side aspect double glazed windows. Radiator.

### Entrance Hall

Single glazed door to front. Stairs rising to first floor. Radiator.

### Living Room

14' 1" max x 12' ( 4.29m max x 3.66m )

Front aspect double glazed window. Under stair cupboard with telephone point. TV point. Radiator.

### Kitchen / Diner

17' 5" x 8' 5" ( 5.31m x 2.57m )

Rear aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Tiled splashbacks. Space for cooker with cooker hood over. Breakfast bar. Radiator. Double glazed door to rear. Double glazed patio door to rear.

### Conservatory

16' x 10' ( 4.88m x 3.05m )

Side and rear aspect double glazed windows. Double glazed door to side. Double glazed patio doors to rear. Plumbing for washing machine. TV point. Radiator.

## First Floor

### Landing

Side aspect double glazed window. Airing cupboard. Access to loft.

### Bedroom 1

10' 3" x 8' 3" ( 3.12m x 2.51m )

Rear aspect double glazed window. TV point. Radiator.

### Bedroom 2

8' 11" x 8' 5" plus recess ( 2.72m x 2.57m plus recess )

Front aspect double glazed window. Built-in cupboard. Radiator.

### Bedroom 3

8' 6" x 6' 10" ( 2.59m x 2.08m )

Rear aspect double glazed window. Radiator.

### Bathroom

Front aspect double glazed window. Fitted with a white suite comprising a bath with mixer taps and electric shower over, wash hand basin and WC. Part tiled. Extractor fan. Radiator.

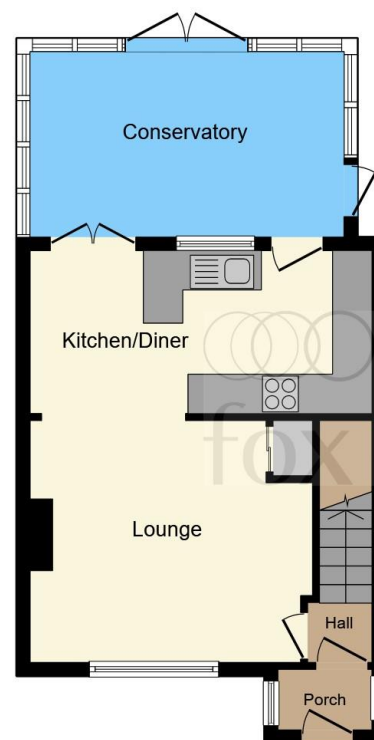
## Outside

To the front of the house the garden is mainly laid to lawn with a driveway providing parking and leading to the single garage. The enclosed rear garden is mainly laid to lawn with a paved seating area. A gate at the side of the garage gives pedestrian access to the front.

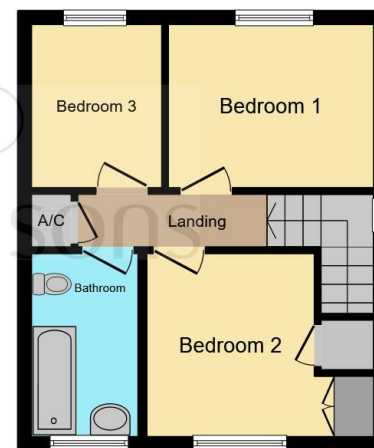
### Garage

17' x 8' 3" ( 5.18m x 2.51m )

With up-and-over door and rear aspect single glazed window.



Ground Floor



First Floor

Total floor area 81.0 sq.m. (872 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Greys Road, Merriott

- Three Bedroom Semi-Detached House
- Open Plan Living Room/Kitchen/Diner
- Enclosed Rear Garden
- Single Garage And Driveway Parking
- Popular Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

**£280,000**

### directions to this property:

From Fox & Sons town centre office proceed out of Crewkerne on the A356 (North Street). On the outskirts of town turn left signed to Merriott. On entering the village turn right at the second mini roundabout into Lower Street. Take the first turning left into Manor Drive and the second turning left into Greys Road.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRK104832 - 0004

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