



**Church Street, Merriott TA16 5PT**

fox & sons

**welcome to**

**Church Street, Merriott**

A three bedroom semi-detached house situated in the popular village of Merriott. The property, which is being sold with the benefit of no onward chain, requires some updating but has the potential to be a great family home!



## Ground Floor

### Entrance Hall

Door to downstairs shower room. Radiator.

### Living Room

14' 9" max x 12' ( 4.50m max x 3.66m )

Rear aspect double glazed window. Fireplace. Built-in cupboard. Radiator.

### Kitchen / Diner

14' 8" x 8' 5" ( 4.47m x 2.57m )

Two front aspect double glazed windows. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Tiled splashbacks. Space for cooker, fridge and washing machine. Radiator.

## First Floor

### Landing

Hatch to loft space.

### Bedroom 1

11' 11" x 8' 10" max ( 3.63m x 2.69m max )

Front aspect double glazed window. Radiator.

### Bedroom 2

9' 5" max x 8' 6" ( 2.87m max x 2.59m )

Rear aspect double glazed window. Radiator.

### Bedroom 3

8' 10" x 8' 5" ( 2.69m x 2.57m )

Front aspect double glazed window. Telephone point. Radiator.

### Bathroom

Rear aspect obscure double glazed window. Fitted with a suite comprising a panelled bath, wash hand basin and WC. Boiler. Radiator.

### Outside

At the front of the house, the garden is laid to lawn with a pathway leading to the front door. The good size rear garden is laid to lawn.



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

## Church Street, Merriott

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Front and Rear Gardens
- NO ONWARD CHAIN!
- Council Tax Band: B

Tenure: Freehold EPC Rating: C

**£200,000**



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### directions to this property:

From Fox & Sons town centre office proceed north on the A356, at Broadshard turn left signposted Merriott. Proceed into the village, passing the garage and taking the second turning right into Church Street. Continue along this road and the property will be found on the right hand side denoted by our For Sale board.



Please note the marker reflects the postcode not the actual property



Property Ref:  
CRK105612 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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