



Higher Beadon, Merriott TA16 5QU



welcome to

Higher Beadon, Merriott

A well presented spacious two bedroom semi-detached bungalow situated in a cul de sac location. The property, which is being sold with the benefit of NO ONWARD CHAIN, offers good size accommodation, front and rear gardens, garage and parking. Early viewing advised.



Entrance Hall

Door to front. Front aspect single glazed window. Access to loft. Fitted carpet. Telephone point. Radiator.

Living Room

14' 11" x 11' 4" (4.55m x 3.45m)
Front aspect double glazed window. Gas fire. Fitted carpet. Radiator.

Dining Room

11' 5" max x 7' 10" (3.48m max x 2.39m)
Rear aspect double glazed window. Fitted carpet. Radiator.

Kitchen

10' 11" x 8' 10" plus recess (3.33m x 2.69m plus recess)
Rear aspect double glazed window. Double glazed door to rear. 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. Built-in electric double oven and hob with cooker hood over. Cupboard. Radiator.

Conservatory

9' 5" x 5' 11" (2.87m x 1.80m)
Side and rear aspect double glazed windows. Double glazed doors to rear. Tiled floor.

Bedroom 1

13' 11" max x 10' 11" (4.24m max x 3.33m)
Front aspect double glazed window. Fitted wardrobes. Fitted carpet. Radiator.

Bedroom 2

13' 10" max x 9' 10" (4.22m max x 3.00m)
Rear aspect double glazed window. Fitted carpet. Radiator.

Bathroom

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

Outside

At the front of the bungalow there is an area of garden laid to lawn, a driveway provides parking and leads to the single garage. A gate at the side gives pedestrian access to the enclosed rear garden, which is mainly laid to lawn with shrub borders and a paved patio area. There is also a garden shed.



Total floor area 78.5 m² (845 sq.ft.) approx

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



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Higher Beadon, Merriott

- Semi-Detached Bungalow
- Two Bedrooms
- Garden, Garage And Driveway Parking
- Two Reception Rooms
- NO ONWARD CHAIN!
- Council Tax Band: C

Tenure: Freehold EPC Rating: D

£280,000



directions to this property:

From Crewkerne proceed out along the A356 heading north towards the A303, and follow the signs to the left into Merriott. On entering Merriott go straight across both mini roundabouts and continue up the hill. Take the next turning on the left into Beadon Lane, and the next right into Higher Beadon, where the property will be found denoted by our For Sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRK105622 - 0002

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