



Manor Drive, Merriott TA16 5PB

welcome to

Manor Drive, Merriott

Set in the popular village of Merriott, is this well presented semi-detached house. A three bedroom but extended to offer more living accommodation on the ground floor. Outside there is a good size enclosed rear garden and driveway parking. NO CHAIN!



Ground Floor

Side Hall

Double glazed door to side.

Entrance Hall

Double glazed door to front. Fitted carpet. Radiator.

Cloakroom

Rear aspect double glazed window. Fitted with a WC and wash hand basin.

Living Room

24' 5" x 12' 4" max (7.44m x 3.76m max)

Front aspect double glazed window. Double glazed sliding door to rear. Open fire. Fitted carpet. TV and telephone points. Two radiators.

Reception Room 2 / Bedroom 4

17' 10" max x 7' 2" max (5.44m max x 2.18m max)

Front aspect double glazed bay window. Side aspect double glazed window. Fitted carpet. Radiator.

Kitchen

13' 6" x 10' 3" max (4.11m x 3.12m max)

Two rear aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Part tiled. Cooker. Space and plumbing for washing machine and dishwasher. Radiator.

First Floor

Landing

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

Bedroom 1

11' 4" x 9' 8" plus door recess (3.45m x 2.95m plus door recess)

Rear aspect double glazed window. Built-in wardrobes. Fitted carpet. Radiator.

Bedroom 2

10' 11" x 10' 5" plus door recess (3.33m x 3.17m plus door recess)

Front aspect double glazed window. Built-in wardrobes. Fitted carpet. Radiator.

Bedroom 3

7' 9" max x 7' 8" (2.36m max x 2.34m)

Rear aspect double glazed window. Cupboard. Fitted carpet. Radiator.

Bathroom

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

Outside

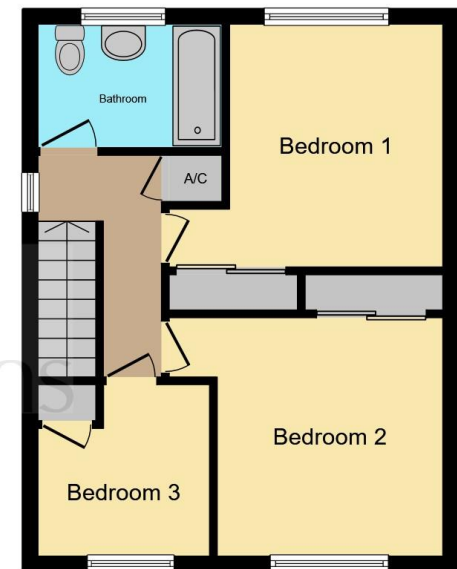
At the front a driveway provides parking for 2-3 cars. The enclosed rear garden is laid to patio with shrub borders. There is a greenhouse, garden shed, boiler room and oil tank.

Agents Note 1

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



Ground Floor



First 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



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welcome to

Manor Drive, Merriott

- Semi-Detached House
- Three Bedrooms
- Enclosed Rear Garden And Driveway Parking
- Popular Village Location
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRK106378 - 0002

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