



**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, fantastic gardens, garage and parking. The property also benefits from solar panels.



### Entrance Hall

Double glazed door to front. Front aspect double glazed window. Access to loft. Fitted carpet. Telephone point. Radiator.

### Living Room

15' x 11' 5" max ( 4.57m x 3.48m max )  
Front aspect double glazed window. Gas fire. Doors into dining area. Fitted carpet. TV point. Radiator.

### Dining Room

9' 6" plus recess x 7' 11" ( 2.90m plus recess x 2.41m )  
Double glazed doors to rear. Open into kitchen. Radiator.

### Kitchen

10' 8" x 8' 11" plus recess ( 3.25m x 2.72m plus recess )  
Rear aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Tiled splashbacks. Built-in electric oven and hob. Space and plumbing for washing machine. Airing cupboard. Radiator.

### Bedroom 1

14' x 10' 11" ( 4.27m x 3.33m )  
Front aspect double glazed window. Fitted carpet. Radiator.

### Bedroom 2

10' x 10' plus door recess ( 3.05m x 3.05m plus door recess )  
Rear aspect double glazed window with views over garden. Fitted Wardrobes. Fitted carpet. Radiator.

### Shower Room

Rear aspect double glazed window. Fitted with a shower cubicle with electric shower, vanity wash hand basin and WC. Part tiled. Radiator.

### Outside

At the front of the bungalow the garden is laid to lawn, a path leads to the garage and parking. The enclosed rear garden is laid to lawn with patio and decking areas. There is a summerhouse and garden shed. Side access to the front.

### Agents Note

The property has solar panels which are currently leased from Homesun. The term of the lease for the airspace is 25 years from 2011. The lease arrangement will transfer to the new owner for the remaining term. We would ask that you make enquiries in regard to the proposed purchase and satisfy any specific requirements.



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)



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## Higher Beadon, Merriott

- Semi-Detached Bungalow
- Two Bedrooms
- Living Room And Dining Room
- Garage And Parking
- Solar Panels (See Agents Note)
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £260,000



Please note the marker reflects the postcode not the actual property

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