

4, The Mews, Merriott, Somerset, TA16 5NR

A two bedroom end of terrace house situated in this popular village.



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- Off Street parking
- Secure garden not attached to property

- Garage
- Popular village location

£850 Per Calendar Month

Available June for an initial 12 months with a preference for a long let. A two bedroom end of terrace house.

The property has a modern kitchen. Sitting room, with stairs leading to the two bedrooms and bathroom with shower over the bath. The garden is not attached to the property.

The rent is exclusive of all utility bills including council tax, mains electric, gas, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited or none, outdoor mobile signal is likely and ultrafast broadband is provided to the property via Openreach or Gigaclear. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas central heating and will be let unfurnished.

Available now for a 12 month tenancy
Rent: - £850 per calendar month / £196 per week
Holding Deposit - £196
Security Deposit - £980
Council Tax Band - B
EPC Band - E
No deposit option available via Reposit

OUTSIDE

Two off road parking spaces. The garage is located in a block. There is an enclosed gravel garden set away from the property.

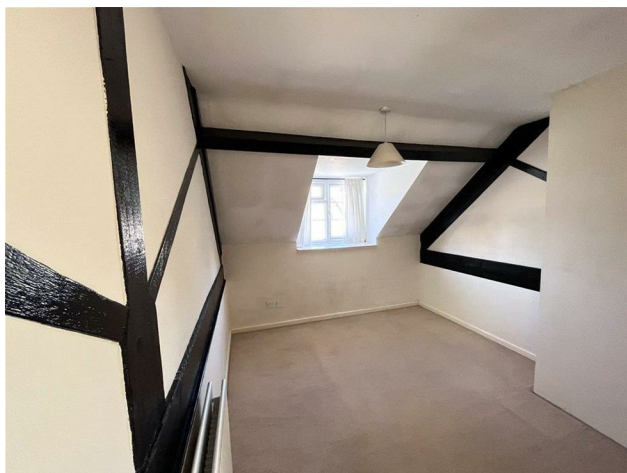
SITUATION

Merriott village has an excellent range of local services including a garage, a petrol station, two general stores, a post office, pub, a pharmacy (which will collect prescriptions and deliver medicines), and a pottery. There is a church, a chapel, and a village hall, tithe barn and social club which are all host to a wide range of activities. There is also a recreation ground with junior and senior play areas, cricket and football pitches, tennis courts and a bowling green, separate squash club and court. The village also has its own pre-school and primary school. Merriott has excellent road links to both the A303 and A30, both of which lie within a short drive. Crewkerne is a traditional market town with a range of shops including a Waitrose Supermarket who deliver locally, and a main line railway station for the London, Waterloo to Exeter line.

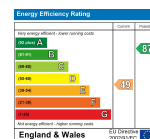
DIRECTIONS

[what3words///price.blink.grad](https://www.what3words.com/price.blink.grad)

Leaving Crewkerne on the A356 towards the A303, take a left hand turning on Broadschard Road which leads to Merriott Road. At the roundabout take the first exit, then the third exit at next roundabout onto Lower Street, 4 The Mews will be found side onto the road on the right hand side.



Yeovil/TSG/30.04.2025



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