



67A LOWER STREET

Merriott, TA16 5NP

Price Guide £275,000

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PROPERTY DESCRIPTION

A nicely tucked away three bedroom Grade II listed cottage situated in the heart of this popular village. The property benefits from gas central heating, character features and two allocated parking spaces. In brief the accommodation comprises entrance hall, sitting/dining room, kitchen/breakfast room, three bedrooms and a shower room. The garden is to the front of the property which is mainly laid to lawn.

Situation

Merriott is an active village with several shops, including a Co-op, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store, post office, library, banks, day centre, leisure centre with swimming pool and gym, doctor's surgery, hospital, dentist, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service to London Waterloo (2½ hours) is available from the town's station.

The local area

Yeovil, 9.3 miles / Lyme Regis, 18.5 miles / Crewkerne Train Station, 3.5 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:



PROPERTY DESCRIPTION

Entrance Hall

Glazed front door, tiled floor.

Sitting/Dining Room

20'5 × 13'4 (6.22m × 4.06m)

Window to the front aspect, two radiators, stairs to the first floor.

Kitchen/Breakfast Room

14'7 × 14'1 (4.45m × 4.29m)

Window to the front aspect, range of fitted units with work top, inset sink / drainer, built in electric oven and hob with extractor over, space for fridge/freezer and washing machine, radiator, under stairs storage cupboard, tiled floor.

First Floor Landing

Airing cupboard housing central heating boiler, loft access.

Bedroom One

14'2 × 11'7 max (4.32m × 3.53m max)

Window to the front aspect, built in wardrobe, radiator.

Bedroom Two

13'7 × 7'4 (4.14m × 2.24m)

Window to the front aspect, radiator.

Bedroom Three

11'10 × 7'3 (3.61m × 2.21m)

Window to the front aspect, radiator.

Bathroom

8'10 × 5'9 (2.69m × 1.75m)

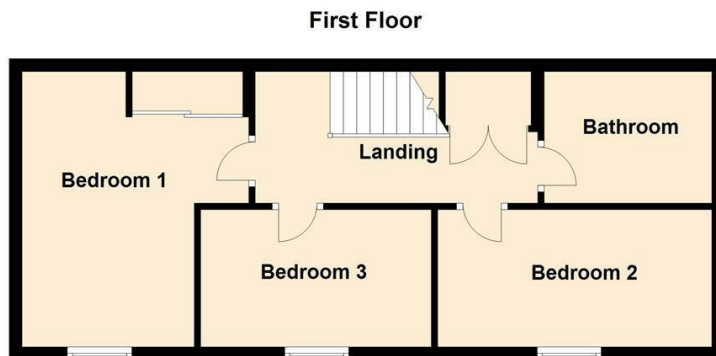
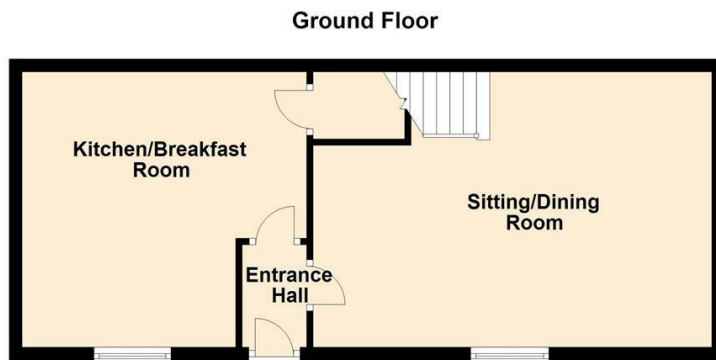
Large walk in shower, low level W.C, pedestal wash hand basin, light/shaver socket, extractor fan, radiator, vinyl floor.

Outside

The property has a walled front garden which is a good size, mainly laid to lawn with various flowers and shrubs, there is two allocated parking spaces.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. Broadband speed - FTTC.



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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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