



9 SHERLANDS GARDENS

Merriott, TA16 5RF

Price Guide £299,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two double bedroom semi-detached bungalow situated in a popular village location. The property rests in a cul-de-sac location and the accommodation in brief comprises entrance hall, cloakroom, kitchen, conservatory, sitting/dining room, two double bedrooms and a shower room. Outside there are front and rear gardens and driveway parking leads to the garage.

Situation

Merritt 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

South Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Cloaks cupboard, storage cupboard, telephone point, radiator and access to the loft housing the gas central heating boiler and is partially boarded.

Cloakroom

With a window to the side aspect, suite comprising low level WC, wash hand basin with vanity storage, tiled splash back and a radiator.

Kitchen

11'6 × 9 (3.51m × 2.74m)

With a window and door to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drain, space for cooker (electric or gas) cooker hood, fridge/freezer and tiling to all splash prone areas.

Conservatory

11'5 × 9 (3.48m × 2.74m)

Built of uPVC construction with added insulation, windows and a door to the side aspect opening out onto the garden. Plumbing for washing machine and tumble dryer.

Sitting/Dining Room

18'3 × 12'4 (5.56m × 3.76m)

With French doors to the rear aspect opening out onto the garden, coving and a radiator.

Bedroom One

13'0 × 10'3 (3.96m × 3.12m)

With a window to the front aspect and a radiator.

Bedroom Two

9'8 × 8'2 (2.95m × 2.49m)

With two windows to the front aspect and a radiator. This bedroom was previously split into two bedrooms.

Shower Room

With a window to the side aspect, suite comprising shower cubicle, wash hand basin, low level WC, heated towel rail and tiling to all splash prone areas.

Outside

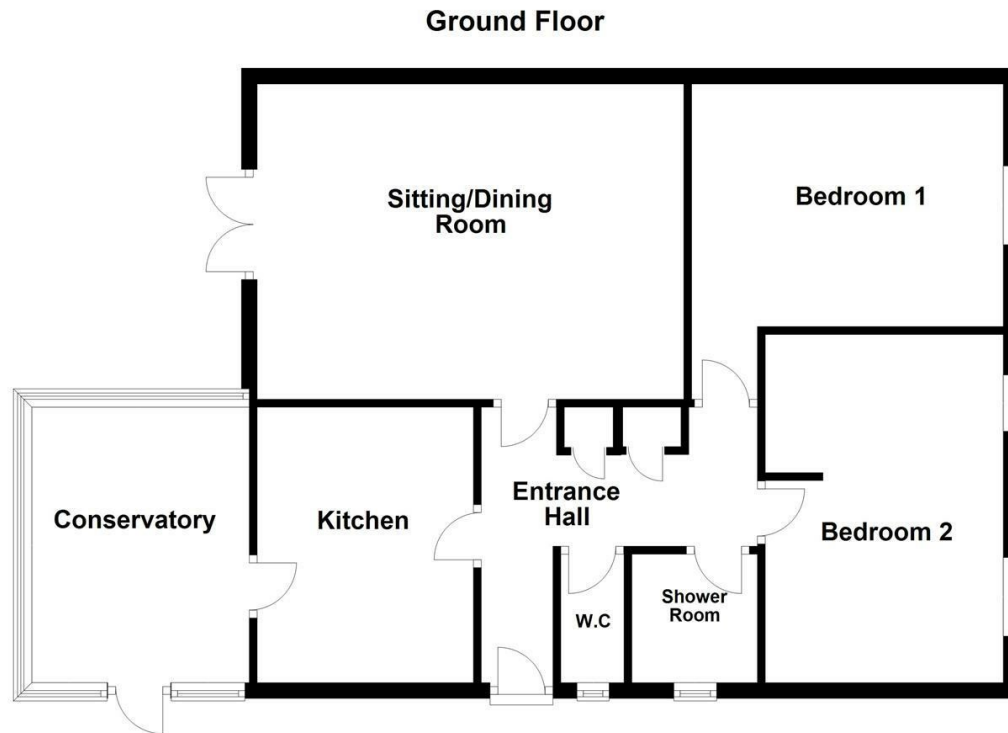
To the front the garden is mainly laid to lawn, flower borders, shrubs and a paved path leading to the front door. To the rear, the garden is enclosed, mainly laid to lawn, shingle pathways, flower borders, a pleasant seating area and patio abutting the rear of the property.

Garage

With an up and over door, light and power connected, window and pedestrian door to the side.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. Broadband speed - FTTC. Gas Central Heating installed August 2020 and last serviced August 2023. The sellers removed a stud wall between bedrooms two and three to make the bungalow a two bedroom bungalow.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
 Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

