



13 KNAPP

Merriott, TA16 5NQ

Price Guide £260,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

The Cottage has been renovated over recent years to a high standard but retaining period features. This two double bedroom property with large converted attic space also offers a utility room with toilet, courtyard, garage and garden. The modern open plan living space features a beautiful ham stone fireplace with wood burner, painted wood flooring and newly fitted kitchen. Other period features include hamstone sills and character oak beams.

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

South Somerset Council Tax Band: B
 Tenure: Freehold
 EPC Rating: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	29	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Porch

With a window to the side aspect double glazed. Newly fitted fibre glass roof. Door leading into:

Utility Room

7'6" max × 6'1" (2.29 max × 1.85)

With a window to the rear aspect double glazed. Plumbing for washing machine, storage space in the recess, low level WC and wash hand basin, tiled floor and an electric point for the garage.

Kitchen/Dining Room

13'1" × 12'10" (3.99 × 3.91)

With a window to the side aspect double glazed, hamstone window sill and views over countryside. Fitted suite comprising cream wall and base units, drawers, modern glass splashbacks and solid beechwood worktops. Space for slimline dishwasher, fridge and cooker with cooker hood over. One and a half bowl sink/drainers, large under stairs storage cupboard, spotlights and a painted wood floor and oak beams.

Sitting Room Area

13'1" × 10'0" (3.99 × 3.05)

With dual aspect windows to the front double glazed and hamstone window sills. A stunning hamstone fireplace with woodburner, spotlights, log store area, carpet, oak beams, television point, electric panel heater and electric box and meters housed in a pine wood cabinet.

Landing

Spotlights, carpet and stairs rising to the second floor.

Bedroom One

13'4" × 10'7" (4.06 × 3.23)

With a window to the front aspect double glazed and a pleasant outlook. Television point, carpet, oak beams and an electric panelled heater.

Bedroom Two

13'2" × 7'7" (4.01 × 2.31)

With a window to the rear aspect double glazed. Television point, electric panelled heater, carpet and oak beams.

Bathroom

With a window to the rear aspect double glazed, oak window sill. Fitted suite comprising bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, electric heater, vinyl flooring and tiling to all splash prone areas.

Attic Room

12'4" × 11'8" (3.76 × 3.56)

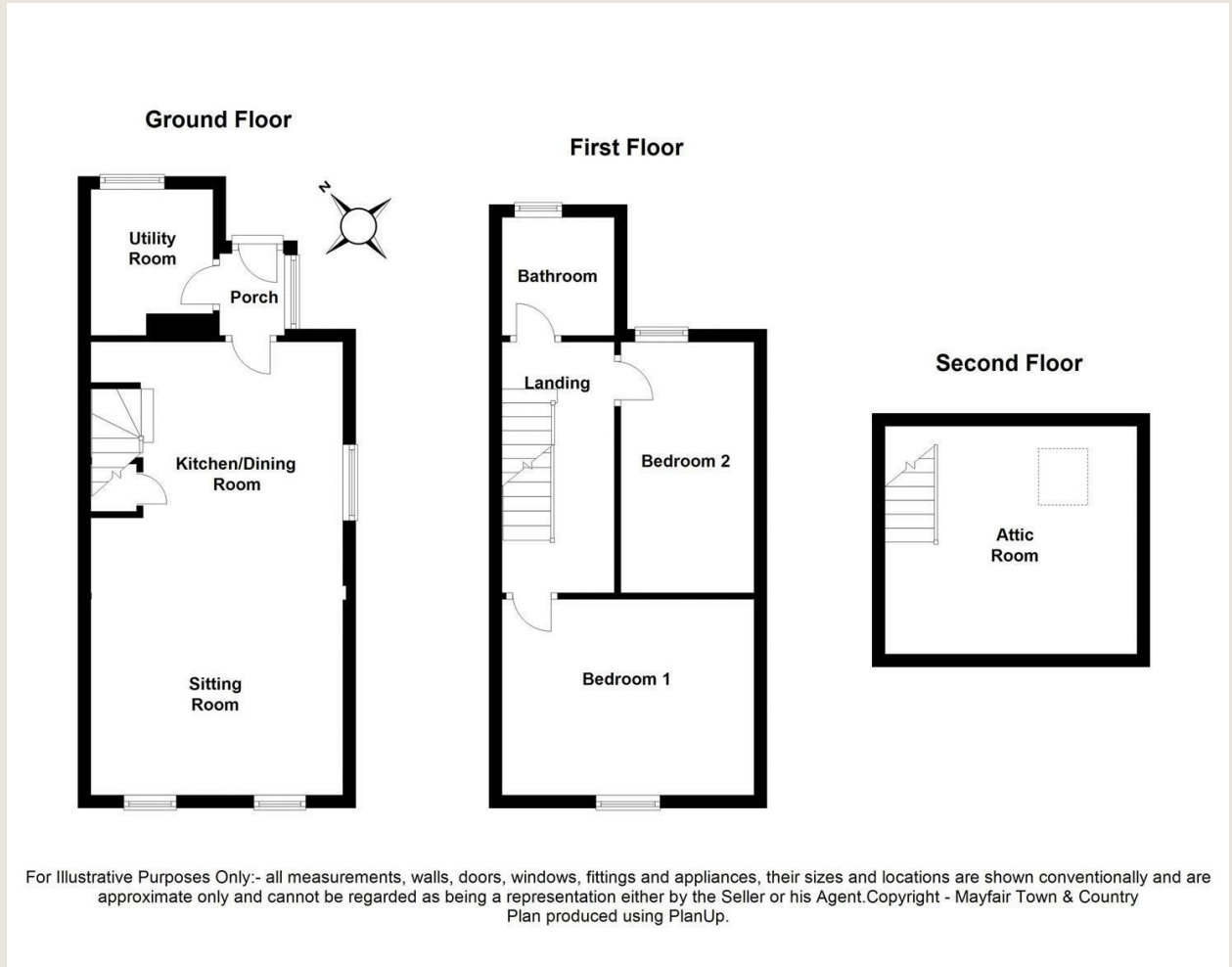
Skylight window, double glazed. Ample eave storage both sides, water tank part housed in the eave storage, television point, carpet and a painted cladded roof and exposed stone walls.

Outside

There is driveway parking leading to the GARAGE 16'2 × 10'3 and the garage has an inspection pit with power and light connected. Electric charging point. There is a courtyard area which is laid to shingle, the garden is enclosed by fencing and the current owners have said the garden is a real sun trap.

Agents Note

Council Tax Band - B. Mains water, drainage and electricity. Electric heating. Broadband speed - FTTP. There is rear access for neighbouring properties.



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)

