



PEAR TREE COTTAGE, 36 BROADWAY

Merriott, TA16 5QG

Price Guide £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented four bedroom end of terrace house situated in a popular village location. The property benefits from gas central heating, lovely rear garden and off road parking. The accommodation in brief comprises entrance hall, kitchen/breakfast room, utility room, bathroom, sitting room and a dining room. Upstairs there are four bedrooms and a shower room. One to view.

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: C

Tenure: Freehold

EPC Rating: A



Energy Efficiency Rating	
Current	Potential
92	99
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(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

Stairs rising to the first floor, tiled floor and doors to the kitchen and sitting room.

Kitchen/Breakfast Room

16'5" x 7'6" (5.00 x 2.29)

With a window to the front aspect double glazed. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Rangemaster gas range cooker with cooker hood over, stainless steel sink/drain, space for fridge/freezer, integrated dishwasher, breakfast bar, under stairs storage cupboard, radiator and tiling to all splash prone areas.

Utility Room

7'7" x 5'5" (2.31 x 1.65)

With a door to the rear aspect double glazed opening out into the garden. Wall and base units with work surfaces over, stainless steel sink/drain, plumbing for washing machine, wall mounted gas central heating boiler, tiled floor, radiator and tiling to all splash prone areas.

Bathroom

7'9" x 5'5" (2.36 x 1.65)

With a window to the side aspect double glazed. Suite comprising bath with shower mixer tap over, wash hand basin, low level WC, extractor fan, shaving point, radiator and fully tiled walls and floor.

Sitting Room

17'5" x 10'11" (5.31 x 3.33 (5.30 x 3.32))

With a window to the front aspect double glazed. Fireplace with multi-fuel burner, radiator, television and telephone points.

Dining Room

13'5" x 6'5" (4.09 x 1.96)

With patio doors to the rear aspect opening out on to the garden. Radiator and laminate flooring.

Landing

Bedroom One

14'4" max x 8'5" max (4.37 max x 2.57 max)

With a dormer window to the rear aspect double glazed, built in wardrobes, sloping ceiling and a radiator.

Bedroom Two

10'8" x 9'3" (3.25 x 2.82)

With a window to the front aspect double glazed.

Bedroom Three

13'7" x 8'1" (4.14 x 2.46)

With a window to the rear aspect double glazed, sloping ceiling and a radiator.

Bedroom Four

10'4" max x 9'8" max (3.15 max x 2.95 max)

With a window to the front aspect double glazed, over stairs cupboard, Radiator.

Shower Room

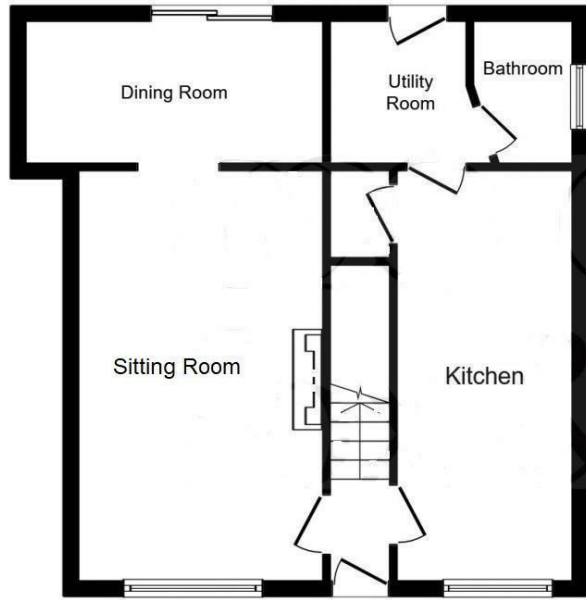
Suite comprising shower cubicle, low level WC, wash hand basin, radiator, extractor fan and fully tiled walls.

Outside

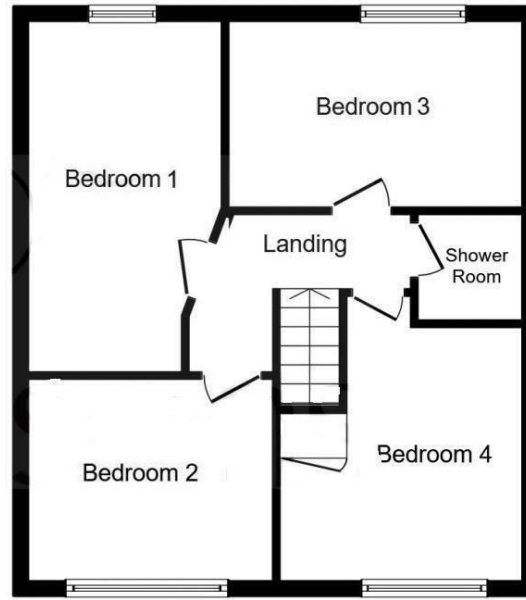
To the front there is off road parking area, steps lead up to the garden with a path leading to the front door and flower borders to the side. side access to the rear garden. The rear garden is mainly laid to lawn, path, summer house and patio abutting the rear of the property.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The solar panels are owned outright by the owner.



Ground Floor



First Floor



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)

