



STADDLES, 20 SHIREMOOR HILL

Merriott, TA16 5PH

Price Guide £425,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An exciting opportunity to purchase this three bedroom detached bungalow situated in a lovely position surrounded by gardens of approx. 0.25 acre. The accommodation in brief comprises entrance hall, kitchen/dining room, cloakroom, utility room, sitting room, sun room, three bedrooms and a bathroom. There is ample driveway parking and a former two bedroom static home which is included within the sale.

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: E

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
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		
	81	87
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

With windows to the side aspects, cloaks cupboard and a radiator.

Kitchen/Dining Room

16'7 × 14'9 (5.05m × 4.50m)

With windows to the side and rear aspects, french doors opening into the garden. Fitted kitchen comprising base units, drawers and work surfaces over. Stainless steel sink/drainage, space for cooker, fridge/freezer, spotlights and access to the loft.

Cloakroom

With a window to the front aspect. Suite comprising low level WC, wash hand basin with tiled splashback and a radiator.

Utility Room

6'5 × 4'2 (1.96m × 1.27m)

With a window to the front aspect, space for washing machine and tumble dryer.

Sitting Room

14'10 × 14'8 (4.52m × 4.47m)

With a window to the side aspect, radiator and double doors into:

Sun Room

15'3 × 8'3 (4.65m × 2.51m)

With windows and french doors opening out into the garden, tiled floor and a radiator.

Bedroom One

12'11 × 9'10 (3.94m × 3.00m)

With a window to the rear aspect and a radiator.

Bedroom Two

14'10 × 10'0 (4.52m × 3.05m)

With a window to the side aspect, built in wardrobe and cupboard and a radiator.

Bedroom Three

11'10 × 11'1 (3.61m × 3.38m)

With a window to the side aspect, built in wardrobe and a radiator.

Bathroom

With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity inset storage, heated towel rail and tiling to all splash prone areas.

Outside

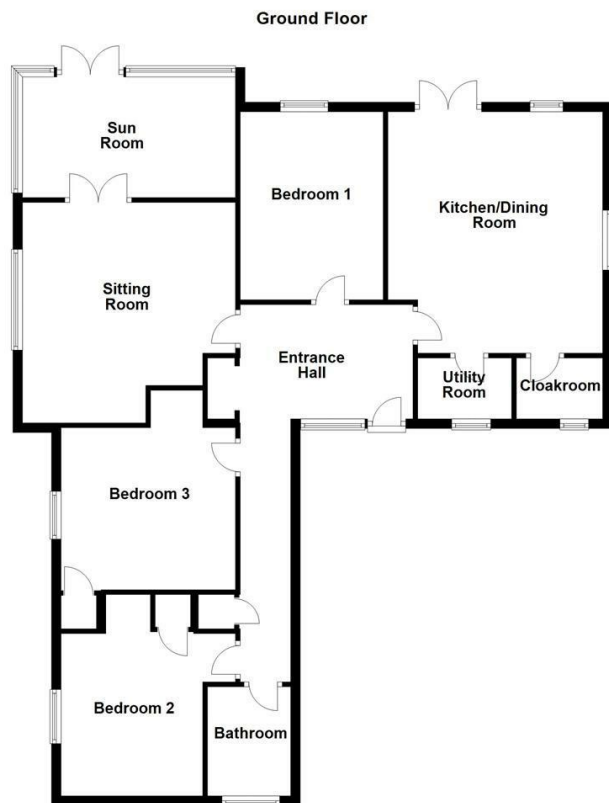
To the front there is ample driveway parking, lovely lawned gardens surround the property offering a good degree of privacy and mature trees.

Static Home

A former two bedroom static home with light and power.

Agents Note

Council Tax Band - E. Mains water, gas, drainage and electricity. The solar panels are owned outright and the owner is currently generating around £3000 a year. The initial section of the driveway is shared with the neighbouring property. There is a guarantee in place for Japanese knotweed, it is in an isolated area near the neighbours driveway, treated twice a year but can be called anytime, more information available upon request. The seller has outline planning for two bedrooms in the loft, the documents can be provided should someone want to continue with an application.



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)

