



MERRILAND FORTON

Chard, TA20 2LY

Price Guide £509,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A flexible and substantial four bedroom detached bungalow situated in peaceful village location. The property benefits beautiful, private wrap around gardens, extensive driveway, garage and two workshops. In brief the accommodation in brief comprises porch, entrance hall, boiler room, utility area, kitchen/breakfast room, dining room, sitting room, four bedrooms, bathroom and shower room. The solar panels are owned outright, with good tariff (dependent on energy provider) and air source heat pump central heating.

Situation

The town of Chard lies approximately 1.2 miles distant and offers a good range of everyday shopping, banking and educational services including Primary and Secondary schooling. The Somerset county town of Taunton affords an excellent range of commercial, educational and recreational facilities. There are good road and rail communications with access to the M5 motorway available at Taunton (J25). Main line rail links to London Waterloo are available from Axminster, with links to London Paddington available at Taunton. Access to the A30/A303 at Ilminster provides an easy link to London and the south east with international airports at Exeter and Bristol. To the south lies the Jurassic Coast, a World Heritage Site, with pretty coastal towns and villages such as Lyme Regis, Seaton and Sidmouth.

The local area

Yeovil, 16.7 miles / Lyme Regis, 11.5 miles / Crewkerne Train Station, 8.8 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	84	
(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

Porch

Windows and a door into:

Entrance Hall

Storage cupboard, battery for solar panels and a radiator.

Boiler Room/Store

7'4 × 5'5 (2.24m × 1.65m)

With a window to the side aspect. hot water cylinder and water softener.

Utility Area

10'2 × 5'5 (3.10m × 1.65m)

With french doors to the side aspect opening out into the garden. Space and plumbing for washing machine and tumble dryer and work surfaces with base units under.

Inner Hall

Storage cupboard, two radiators and access to the loft.

Sitting Room

15'11 × 14'1 (4.85m × 4.29m)

With dual aspect windows and french doors opening into the garden. Two radiators, coving and television point.

Kitchen/Breakfast Room

14 × 12'5 (4.27m × 3.78m)

With a window to the side aspect. Re-furbished kitchen comprising wall and base units, drawers and granite work surfaces over. Integrated dishwasher, freezer, sink/drainers, fridge/freezer, wine fridge, range style cooker and a cooker hood over. Under floor heating, island, spotlights, radiator and modern splashbacks. Arch into:

Dining Room

12'4 × 11'2 (3.76m × 3.40m)

With a window to the side aspect and a radiator.

Bedroom One

12'4 × 10'3 (3.76m × 3.12m)

With a window to the side aspect and a radiator.

Bedroom Two

12'4 × 8'3 (3.76m × 2.51m)

With a window to the side aspect and a radiator.

Bedroom Three

12'4 × 8'2 (3.76m × 2.49m)

With a window to the rear aspect and a radiator.

Bedroom Four

9'0 × 8'0 (2.74m × 2.44m)

With a window to the side aspect and a radiator.

Bathroom

With a window to the side aspect. Suite comprising bath, shower cubicle, low level WC, wash hand basin with vanity storage, spotlights, extractor fan, radiator and tiling to all splash prone areas.

Shower Room

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

Garage & Workshop

35 × 14 approx (10.67m × 4.27m approx)

Two doors, light, power, window and door to the side.

Workshop

30 × 20 approx (9.14m × 6.10m approx)

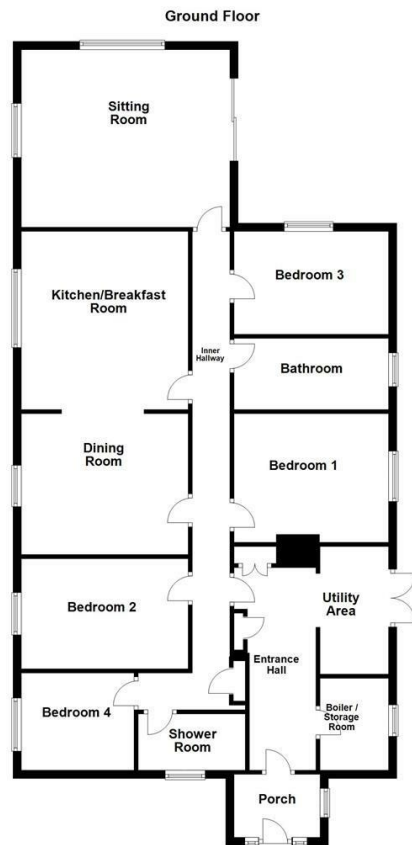
With two doors to the front aspect, windows, light and power.

Outside

The gardens are a superb feature of the property offering a good degree of privacy, mainly laid to lawn, attractive trees, fruit trees, timber shed, raised vegetable beds, greenhouses and pleasant patio areas.

Agents Note

Council Tax Band D. Mains water, drainage and electricity. The solar panels were installed in 2021, a Tesla power-wall battery is located in the hallway. Evergreen installed the air source heat pump in October 2021. Car charging point.



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)

