



**7 GREYS ROAD**

Merriott, TA16 5PD

**Offers In Excess Of £310,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well positioned three bedroom semi detached home on a corner plot with ample off road parking and a garage and situated in this popular village location. The well presented accommodation which has double glazing and gas central heating, comprises porch, hall, living room, kitchen/ding room , three bedrooms and bathroom. One to view.

## Situation

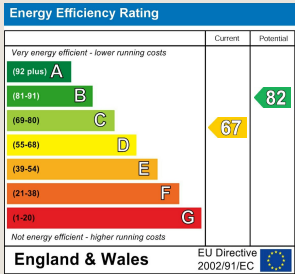
Merriott is an active village with several shops, including a Budgens, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store, 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



# PROPERTY DESCRIPTION

## Entrance porch

Double glazed door to front, two double glazed windows to side, radiator.

## Entrance hall

Single glazed door to front, stairs to first floor, radiator.

## Living room

14'2" × 11'10" (4.32m × 3.61m)

Double glazed window to front, under stairs cupboard, telephone point, tv point, radiator, fireplace with multi fuel burner, open plan to;

## Kitchen/Diner

16'5" × 8'5" (5.00m × 2.57m)

Double glazed window to rear, range of wall and vase units, work surfaces, one and a half bowl stainless steel sink and drainer, integrated fridge, integrated freezer, space for washing machine, electric cooker with one and a half range oven, tiled splash backs , radiator, double glazed patio door to rear.

## Conservatory

16'0" × 10'0" (4.88 × 3.05)

Double glazed windows to front and side, double glazed door to side, double glazed patio doors to rear, space for washing machine, space for tumble dryer, to point, radiator and a solid roof which has a 10 year guarantee.

## First floor landing

Double glazed window to side, airing cupboard, access to fully boarded loft with pull down ladder. Boiler in loft.

## Bedroom one

10'3" × 8'4" (3.12m × 2.54m)

Double glazed window to rear, to point, radiator.

## Bedroom two

8'11" × 8'6". (plus recess) (2.72m × 2.59m. (plus recess))

Double glazed window to front, built in cupboard, radiator.

## Bedroom three

8'6" × 6'10" (2.59m × 2.08m)

Double glazed window to rear, radiator.

## Bathroom

Double glazed window to front, bath with mixer taps and electric shower over, wash hand basin, W.C., part tiled walls, extractor fan, radiator.

## Outside

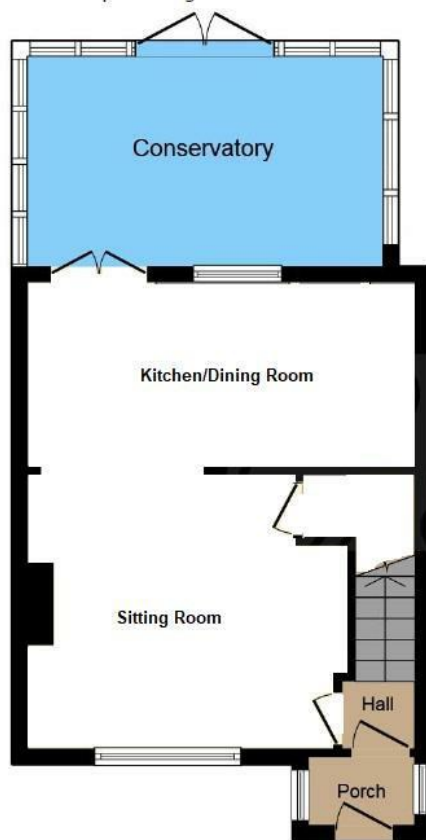
To the front mainly laid to lawn , driveway parking leading to single garage.

## Garage

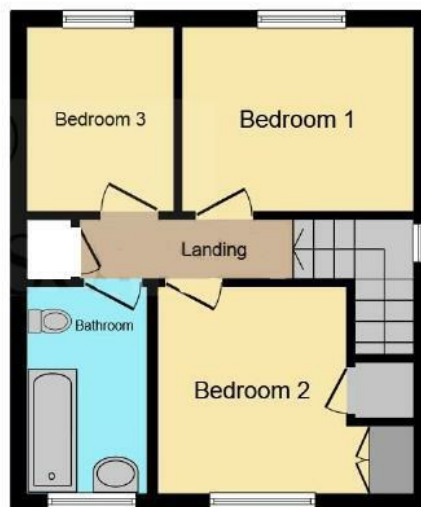
Single garage with roller door, rear aspect single glazed window, new roof.

## Rear garden

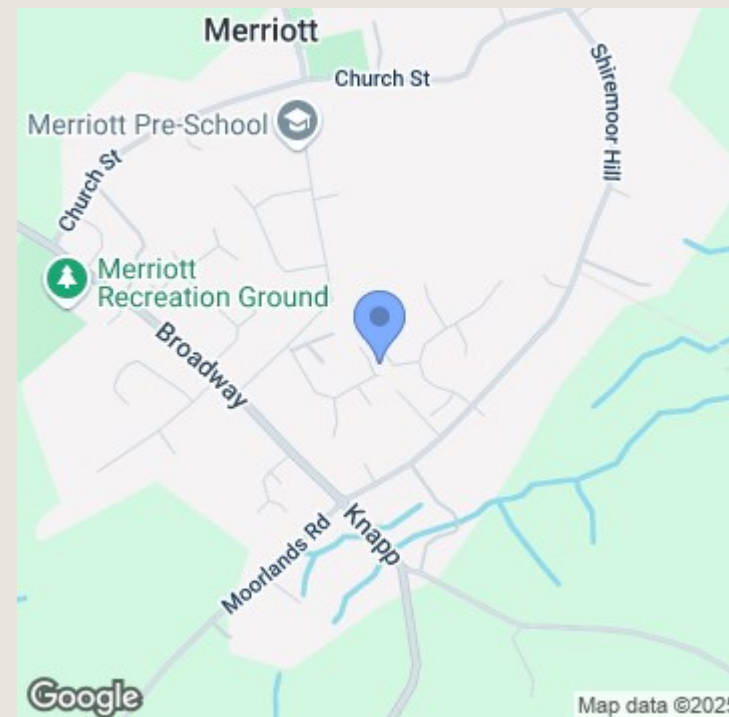
Enclosed, mainly laid to lawn, paved area, side gate leading to front.



**Ground Floor**



**First Floor**



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

**01460 74200**

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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)

