



17 GREYS ROAD

Merriott, TA16 5PD

Price Guide £340,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented three bedroom detached home tucked away in the popular village of Merriott. The accommodation in brief comprises entrance hall, cloakroom, kitchen, sitting/dining room and conservatory. On the first floor, three double bedrooms and a family bathroom. Outside the rear garden is a lovely size, large covered hot tub area, insulated home office/gym, lawn and to the front there is ample driveway parking that leads to the garage. The sellers are motivated and have found their onward purchase.

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

Somerset Council Council Tax Band: D
Tenure: Freehold
EPC Rating: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(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

Storage cupboard housing the combi boiler, under stairs storage cupboard, radiator and stairs rising to the first floor.

Cloakroom

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

Sitting/Dining Room

20'4" × 11'8" (6.20 × 3.58)

With a window to the front aspect and french doors to the rear opening out into the garden. fireplace with woodburning stove, two radiators.

Kitchen

9'8" × 8'2" (2.97 × 2.49)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, built in dishwasher, space for range style cooker with cooker hood over, tiling to all splash prone areas.

Conservatory

7'10" × 6'11" (2.39 × 2.13)

Built of uPVC construction, windows and a door to the rear. Plumbing and space for washing machine and a door leading into the garage.

Bedroom One

10'11" × 9'10" (3.35 × 3.02)

With a window to the rear aspect, built in Sharpe furniture and a radiator.

Bedroom Two

11'10" × 8'11" (3.61 × 2.74)

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

Bedroom Three

9'8" × 8'2" (2.95 × 2.49)

With a window to the rear aspect, built in Sharpe furniture and a radiator.

Bathroom

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

Outside

To the front there is ample driveway parking leading to the garage. To the rear the garden is a lovely size, flower borders, side access, outside tap, large covered hot tub area with light and power, summer house which is insulated with light and power connected.

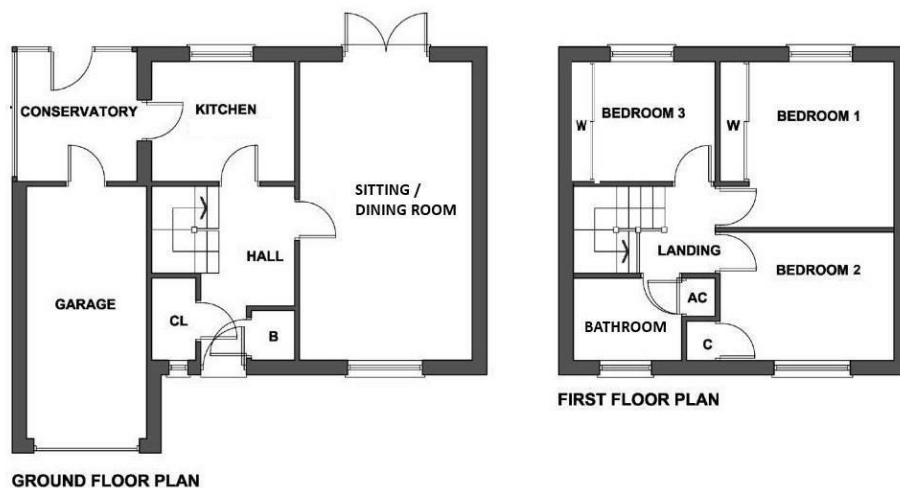
Garage

17'1" × 8'5" (5.23 × 2.57)

Up and over door, light and power, the solar panel batteries are in the garage.

Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity. The boiler was installed in November 2021. The property has the benefit of recently installed 12 solar panels with hypontech inverter and two 3kw batteries.



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)

