



**9 SHIREMOOR HILL**

Merriott, TA16 5PH

**Price Guide £220,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well presented two double bedroom cottage situated in the heart of Merriott. The property boasts character and benefits from a garage and parking at the rear. In brief the accommodation comprises porch, sitting/dining room, kitchen, bathroom, utility area/rear lobby and upstairs two double bedrooms. To the rear of the property there is an enclosed large courtyard garden and further garden area.

## Situation

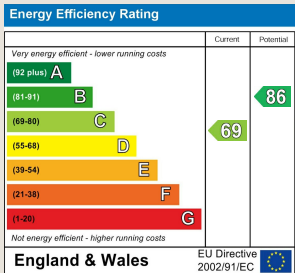
Merriott is an active village with several shops, including a Budgens, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store,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



# PROPERTY DESCRIPTION

## Porch

With windows to the front aspect door into:

## Sitting/Dining Room

13'8" × 11'10" (4.17 × 3.63)

With a window to the front aspect, window seat, large exposed stone fireplace with wood burning stove, flagstone flooring, coving, wall paneling and a radiator.

## Kitchen

13'8" × 7'4" (4.17 × 2.24)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and solid oak work surfaces over. One and a half bowl ceramic sink/drainers, gas hob and electric oven/cooker, dishwasher and fridge. Spotlights and tiling to all splash prone areas. Stairs rising to the first floor.

## Utility Area/Rear Lobby

With a window and door to the rear aspect. Velux window, spotlights, plumbing and space for washing machine, two radiators and a storage cupboard.

## Bathroom

With a window to the rear aspect. Suite comprising panelled bath with shower over, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

## Landing

Loft access with ladder. Doors into:

## Bedroom One

13'8" × 11'4" (4.17 × 3.47)

With a window to the front aspect, radiator and a storage cupboard housing the gas central heating boiler.

## Bedroom Two

11'1" × 8'0" (3.38 × 2.46)

With a window to the rear aspect and a radiator.

## Outside

To the front the garden is well stocked with flowers and shrubs and a paved path leads to the front door. To the rear, steps lead to an enclosed courtyard, pond and a gate giving pedestrian access to the garage and parking area. There is a further garden area past the garage.

## Garage

18'2" × 9'1" (5.55 × 2.78)

There is a single garage in a block to the rear of the property accessed via a turning circle which is also owned by number 9. Light and power connected.

## Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity. On street parking to the front, garage and driveway parking to the rear, the neighbouring property has a right of way to their garage. There is a shared pathway/right of way for number 7 to the rear of the property, between the rear door and entrance to the garden of number 9.



GROUND FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 261 SQ.FT.  
(24.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)



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)

