



**17 BROADWAY**

Merriott, TA16 5QG

**Price Guide £425,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A unique three bedroom reverse living hamstone detached home situated in the popular village of Merriott. The property was built in 2002 and has the benefit of an over sized double garage and paddock garden to the rear. The accommodation in brief comprises porch, entrance hall, three double bedrooms with built in wardrobes, en-suite to the master and a family bathroom. Upstairs, open plan sitting room/kitchen/breakfast room with french doors opening out on to a decked area. Outside there is ample off road parking with a detached double garage with an electric up and over door and a generous garden backing onto fields.

## Situation

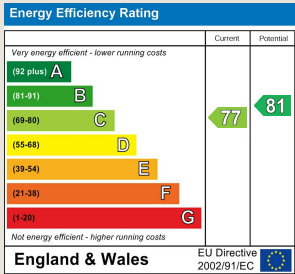
Merriott is an active village with several shops, including a Budgens, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store,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

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



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## Entrance Porch

With windows to the front and side aspects double glazed.

## Entrance Hall

With stairs rising to the first floor and under stairs storage. Airing cupboard, radiator, wood flooring and a cloaks cupboard.

## Master bedroom

17'7" × 8'9" (5.36 × 2.67)

With windows to the side aspects double glazed. Built in double wardrobe, television point and radiator.

## Ensuite

With a window to the side aspect double glazed. Suite comprising shower cubicle, WC, wash hand basin, shaver point with light, tiled floor and tiling to all splash prone areas.

## Bedroom Two

12'4" × 9'0" (3.76 × 2.74)

With a window to the front aspect double glazed. Built in double wardrobe, television point and a radiator.

## Bedroom Three

10'1" × 8'9" (3.07 × 2.67)

With a window to the side aspect double glazed. Built in wardrobe, television point and a radiator.

## Bathroom

With a window to the side aspect double glazed. White suite comprising bath with mixer taps and shower over, wash hand basin, low level WC, bidet, heated towel rail and tiling to all splash prone areas.

## Kitchen/Breakfast Room

15'9" × 9'5" (4.80 × 2.87)

Triple aspect double glazed windows, fitted kitchen comprising wall and base units, drawers and solid work surfaces over. Built in double oven, hob, extractor fan, fridge/freezer and dishwasher. Space for washing machine. Spotlights, radiator, loft access, wood flooring and tiling to all splash prone areas.

## Sitting Room

17'7" × 14'2" (5.36 × 4.32)

With windows to the side aspects double glazed. French doors opening out on to decking, an ideal seating area which also has steps leading down to the garden. Two radiators, wood flooring and a television point.

## Outside

The property has a gated driveway providing ample off road parking and leads to a large garage. A raised garden to the side is low maintenance with flower beds. There is a paddock size garden laid to lawn with decking area off the sitting room and has lovely views over fields beyond.

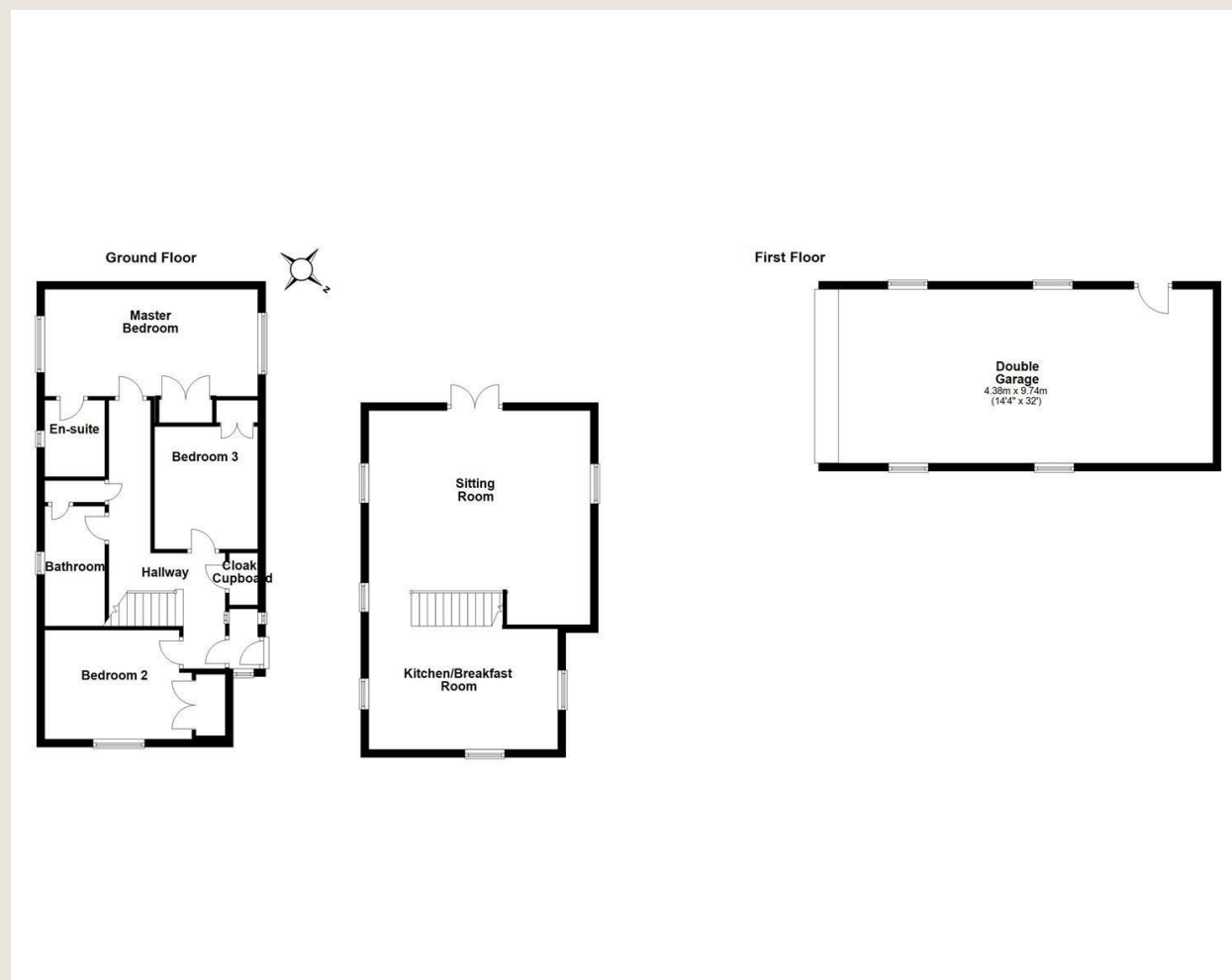
## Garage

31'11" × 14'4" (9.73 × 4.39)

Electric up and over door, four windows and rear pedestrian door and loft storage. There is also ample off road parking.

## Agents Note

Council Tax Band - D. Mains water, drainage, gas and electric. The sellers have purchased additional land during their ownership which is on a separate title. The property is being sold with no onward chain.



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)

