



3

Bedrooms



1

Bathroom

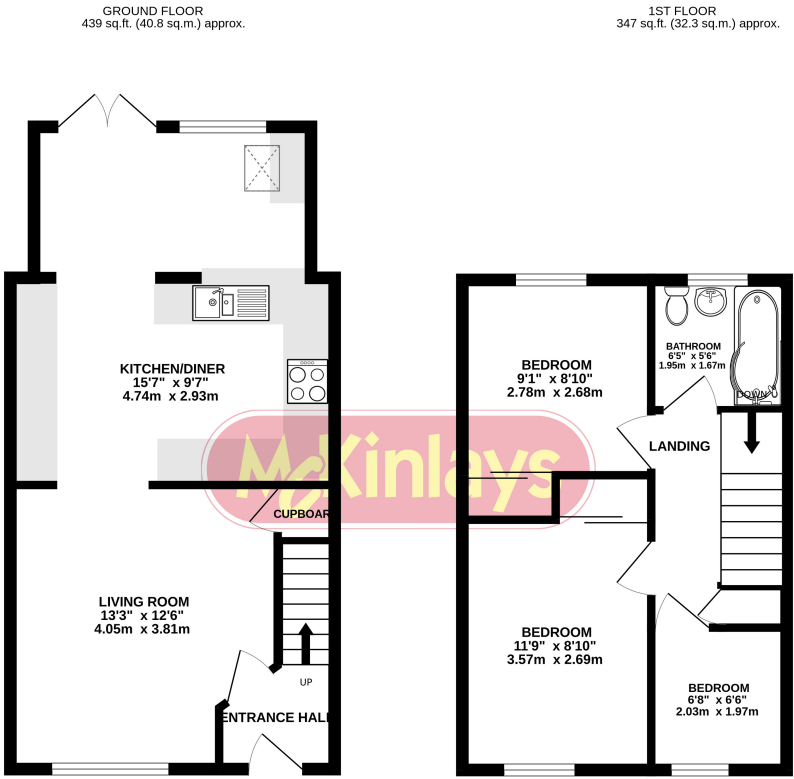


A beautifully presented three bedroom house in the ever popular village of Merriott. The property is double glazed and gas centrally heated has a stunning kitchen-diner, parking for one vehicle plus a garage. There is an enclosed South West facing rear garden. A viewing is highly recommended to truly appreciate this property.

The accommodation briefly comprises entrance hall, living room, and large kitchen-diner on the ground floor. There are three bedrooms and a bathroom on the first floor

Outside there is an open plan garden at the front which is lawn. Also at the front is the residents parking in which this property is entitled to park one vehicle. The residents have allocated spaces amongst themselves and whilst this is not official everybody adheres. At the rear is an enclosed South West facing garden with patio area and lawn. The garage is found en-bloc at the end of the terrace.

Merriott is a traditional and active village with several shops, including, public house, garage, post office, pharmacy, primary school, church, village hall and playing fields and is only c.9 miles from the centre of Yeovil. The market town of Crewkerne is just over 2 miles south, which offers a good range of amenities including a Waitrose store and a leisure centre with swimming pool and gym. A mainline rail service to London Waterloo is available from the town's station.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Merriott, TA16

