



Manor Drive, Merriott, Somerset, TA16 5PB

Guide Price £425,000

Freehold

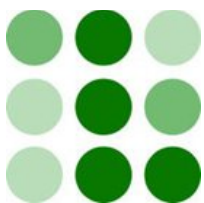
This substantial detached village home offers generous accommodation arranged over two floors which includes an entrance hallway, cloakroom, large kitchen/dining/family room, sun room/utility, ground floor bedroom (or extra reception room) and a twin aspect sitting room. On the first floor there are five bedrooms and the family bathroom whilst outside there is ample driveway parking to the front and a mature rear garden.

 **LACEYS
YEOVIL LTD**



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30 Manor Drive, Merriott, Somerset, TA16 5PB



- Large Detached Village Home
- Five/Six Bedrooms
- Large Kitchen/Family room
- Ground Floor Cloakroom
- Sun Room/Utility.
- Ample Parking
- Enclosed Rear Garden



The **ACCOMMODATION** comprises:

Entrance Hallway

As you enter the property you are greeted with an entrance hallway which has two useful built in cupboards. Doors open to the kitchen/family room and cloakroom. There is a radiator and a ceiling light point.

Cloakroom

Fitted with a WC and wash basin. There is a ceiling light point and a radiator.

Kitchen/Dining/Family Room

A generous space which is subtly zoned with the use of a breakfast bar. There is a good selection of wall, base and drawer units with solid wood work surfaces above, display cabinets and a wine rack. There is space for a range cooker which has an extractor fan above, space for a dishwasher and space for a fridge/freezer. The wall mounted gas fired boiler can be found in here and doors open to the hallway, bedroom six/extra reception room, sitting room and sun room. There is a feature fireplace with electric fire, double glazed windows which overlook the front and rear of the property and two radiators.

Kitchen 5.77 m x 3.23 m (18'11" x 10'7")

Dining Area 5.17 m x 3.03 m (17'0" x 9'11")

Sun Room/Utility 4.90 m x 1.80 m (16'1" x 5'11")

The sun room offers great storage for all those additional sets of shoes/boots with space and plumbing for a washing machine with space alongside for a dryer.

Sitting Room 4.63 m x 3.55 m (15'2" x 11'8")

This twin aspect room has a double glazed window overlooking the front of the property and patio doors with side light windows opening to the garden. There is a decorative light fitting and a radiator.

Bedroom Six (or extra reception room) 4.87 m x 3.09 m (16'0" x 10'2")

This twin aspect room has a double glazed window overlooking the front of the property and patio doors which open to the garden. There is a ceiling light point and a radiator.

Landing

The long landing has doors which open to all five bedrooms and the family bathroom. There is a front facing double glazed window, two ceiling light points and a radiator. Access is available to the loft. A small cupboard can be found above the stairs.

Bedroom One 4.65 m x 3.61 m (15'3" x 11'10")

A large double room with double glazed windows overlooking the front and rear of the property. There are ceiling and wall lamps and a radiator.

Bedroom Two 3.25 m x 2.87 m (10'8" x 9'5")

The second bedroom is a double room with a built in cupboard and recess. A double glazed window overlooks the rear of the property. There is a radiator and a ceiling light point.

Bedroom Three 3.25 m x 2.61 m (10'8" x 8'7")

A further double room with open storage and cupboards above, a radiator and a ceiling light point. A double glazed window overlooks the rear garden.

Bedroom Four 2.57 m x 2.38 m (8'5" x 7'10")

A single room with useful deep wardrobe style recess with hanging rail. A double glazed window overlooks the rear garden. There is a radiator and a ceiling light point.

Bedroom Five 3.80 m x 1.83 m (12'6" x 6'0")

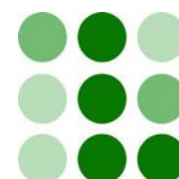
A single room with a double glazed window overlooking the front of the property. There is a radiator and a ceiling light point.

Bathroom

Fitted with a corner bath with electric shower above, a wash basin with modern mixer tap and a low level WC. There is a radiator, a heated towel rail and a warm air heated. An obscured double glazed window faces the front of the property. There is recessed spot lighting and an extractor fan.

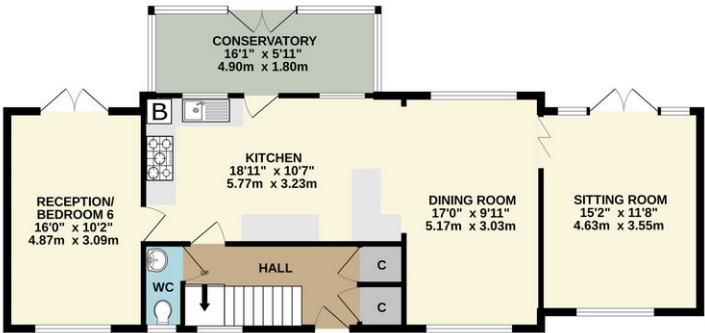
Outside

The property is nicely screened from the road behind a selection of mature shrubs and bushes with ample driveway parking for multiple vehicles. The rear garden is mainly laid to lawn with planted borders and a patio. There is a useful storage area to the side of the property and a substantial shed.

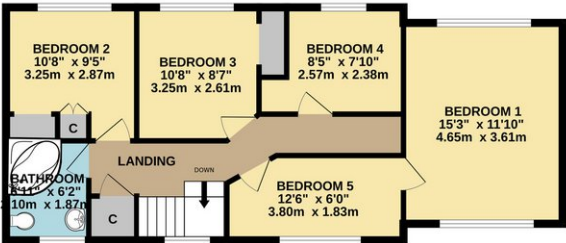


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GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



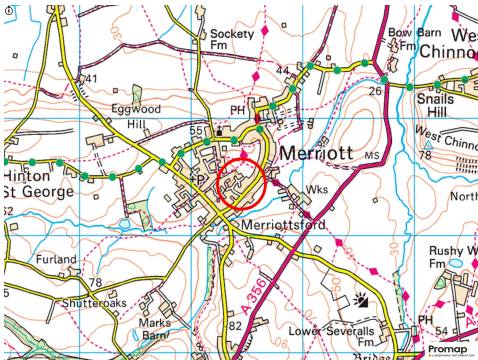
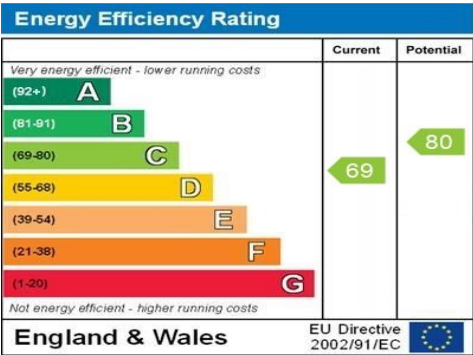
1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1574 sq.ft. (146.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- Council Tax Band - Band D - An improvement indicator is shown on the council tax website. This means that the above band could change following change of ownership.
- Asking Price - Guide Price £425,000
- Tenure -Freehold.

Part B

- Property Type - Detached House
- Property Construction - Traditional
- Number And Types Of Rooms - See property particulars/floorplan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Mains Gas Central Heating
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Parking - Ample Driveway Parking For Multiple Vehicles

Part C

- Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include:- Not to use the property for any manufacture, trade, business or profession of any description or for any purpose other than as private dwellinghouse. Not to permit to be done any act or thing on or about the property. Not construct or place any additional building or other erection on the property hereby conveyed or make any external alteration or addition to the dwellinghouse and garage erected by the vendors without the previous written licence of the vendors or their successors in title or place or allowed to be placed on any part of the property any placard or name plate (save a neat house name board). Not to dry clothes in front of the property.
Not to keep pigs, poultry, pigeons or any other animals or birds save domestic cats and dogs and birds.
- Rights and Easements - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding. For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - C

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 24/3/2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.