

48 GLEBELANDS

Merriott, TA16 5RE

Guide Price £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented and deceptively spacious four bedroom home, situated in a popular village location. The accommodation in brief comprises entrance hall, sitting room, kitchen/dining room, utility room and cloakroom. On the first floor, four bedrooms, ensuite to the master and a family bathroom. To the rear the garden is enclosed, with door to the garage. The property is being offered for sale with no onward chain.

Situation

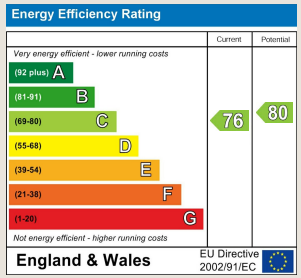
Merriott is an active village with several amenities, including a shop, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the Crewkerne 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: C
Tenure: Freehold
EPC Rating: C













PROPERTY DESCRIPTION

Entrance Hall
Radiator and stairs rising to the first floor.

Sitting Room
19'9" x 13'5" (6.02 x 4.11)
With two windows to the front aspect, under stairs storage cupboard, gas fireplace and two radiators.

Kitchen/Breakfast Room
15'7" x 9'2" (4.76 x 2.80)
With two windows to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drainer, integrated double oven, hob and an extractor fan over. Space for fridge/freezer. Radiator and tiling to all splash prone areas.

Utility Room
With a door to the rear aspect opening out into the garden. Wall and base units, space for washing machine, tumble dryer and under counter fridge. Wall mounted gas central heating boiler and tiling to all splash prone areas.

Cloakroom
With a window to the rear aspect. Suite comprising low level WC, wash hand basin and tiling to all splash prone areas.

Landing

Bedroom One
16'1" x 9'4" (4.92 x 2.86)
With two windows to the front aspect and two radiators.

Ensuite
With a window to the side aspect. Suite comprising corner shower cubicle, low level WC, wash hand basin, extractor fan, radiator and tiling to all splash prone areas.

Bedroom Two
11'11" x 8'10" plus door recess (3.65 x 2.70 plus door recess)
With a window to the rear aspect and a radiator.

Bedroom Three
11'1" x 8'7" (3.39 x 2.64)
With a window to the front aspect, over stairs storage cupboard and a radiator. Access to the loft with a pull down ladder.

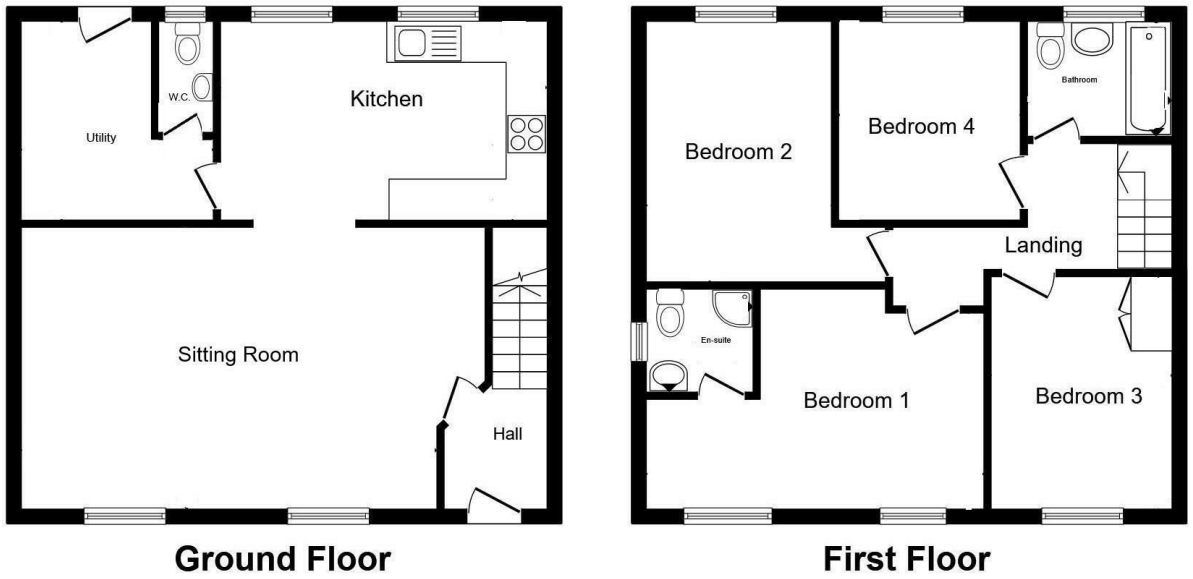
Bedroom Four
9'4" x 8'8" (2.87 x 2.65)
With a window to the rear aspect and a radiator.

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.

Outside
To the front the garden is laid to lawn with a paved path to the front door. The rear garden is enclosed, mainly laid to lawn with a patio area and a pedestrian door to the garage and side gate.

Garage
16'6" x 9'3" (5.04 x 2.84)
Up and over door, rear pedestrian door to the garden.

Agents Note
Council Tax Band - C. Mains water, gas, drainage and electricity. The boiler was installed in 2021 and last serviced in July 2026.



Total floor area 108.9 m² (1,172 sq.ft.) approx



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkerne@mayfairproperties.net

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)

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