FIELD HOUSE BEADON LANE

Merriott, TA16 5QT

Guide Price £450,000

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PROPERTY DESCRIPTION

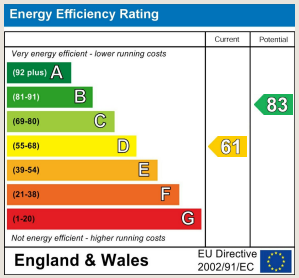
A much extended three bedroom home situated towards the end of a no through lane within gardens of approximately 0.42 of an acre. The accommodation in brief comprises porch, sitting room, kitchen/breakfast room, shower room, rear hall and dining room. On the first floor there are three bedrooms and a family bathroom. To the front there is ample driveway parking, double garage and a garden store. The property is being sold 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.

Local Authority

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



PROPERTY DESCRIPTION

Porch
Windows and a door into:

Entrance Hall
13'5" x 11'1" (4.09 x 3.38)
Window to the side aspect, stairs to the first floor with storage under.
Double doors into:

Sitting Room
17'9" x 15'6" (5.43 x 4.74)
With dual aspect windows to the front and side. Gas fire, radiators.

Kitchen/Breakfast Room
13'5" x 10'5" (4.11 x 3.18)
With a window to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. breakfast bar, Integrated hob, electric oven and an extractor fan over. fridge/freezer, dishwasher, spotlights, radiator and a breakfast bar.

Inner Hall
Door and window to the side aspect. Utility Cupboard with washing machine and boiler.

Shower Room
With a window to the side aspect. Suite comprising shower cubicle, low level WC, wash hand basin with vanity inset and a radiator.

Dining Room
14'9" x 11'6" (4.52 x 3.51)
With a window to the side aspect and french doors to the rear opening out into the garden. Radiator.

Landing
With a window to the side aspect. Access to the loft and doors into:

Bedroom One
15'8" x 15'8" (4.78 x 4.78)
With dual aspect windows to the front and side. Built in wardrobes, storage and a radiator.

Bedroom Two
10'5" x 10'2" (3.20 x 3.12)
With a window to the side aspect, built in wardrobes and a radiator.

Bedroom Three
10'5" x 8'0" (3.20 x 2.44)
With a window to the side aspect and a radiator.

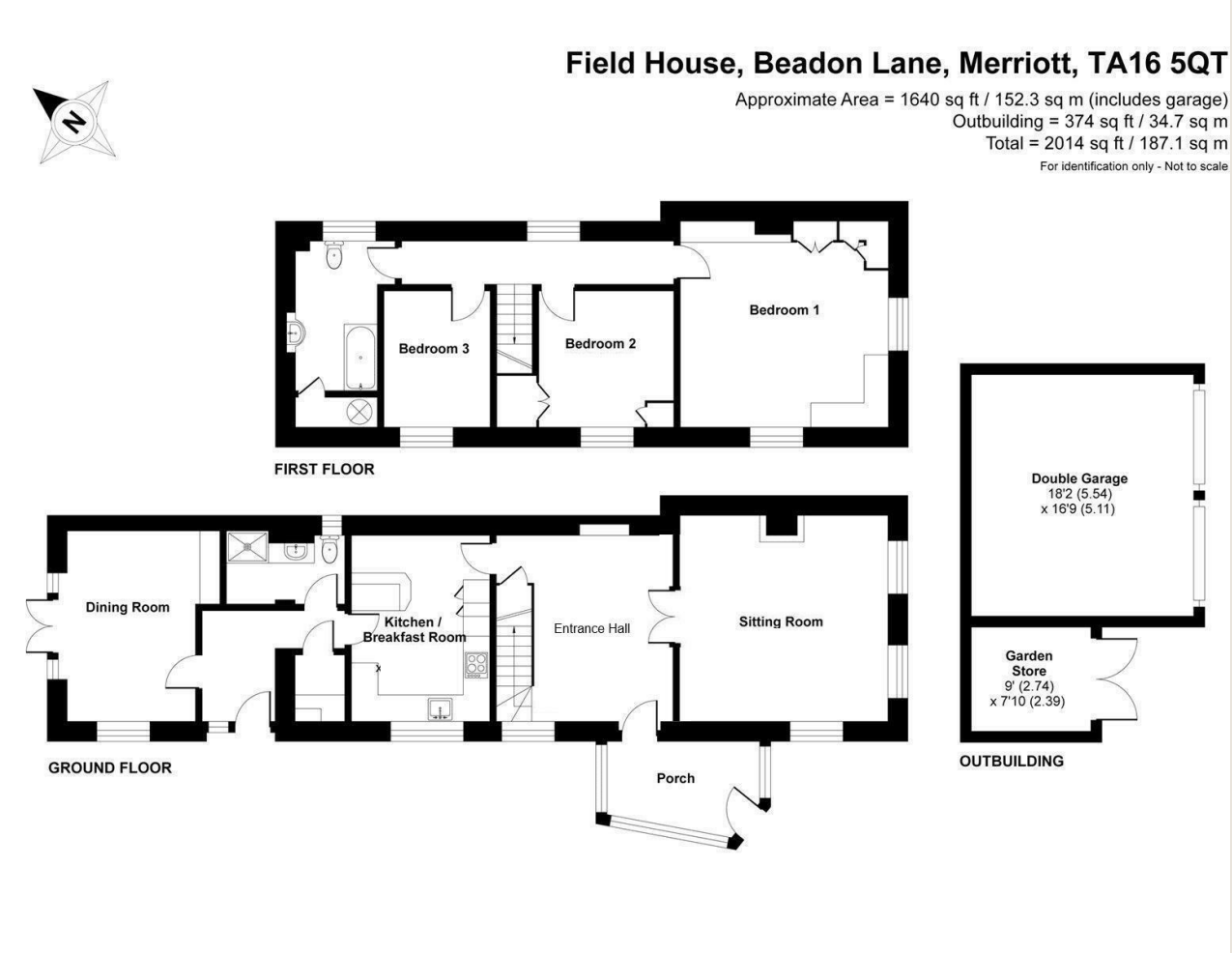
Bathroom
With a window to the side aspect. Suite comprising panelled bath with shower over, low level WC, wash hand basin with vanity storage, radiator and tiling to all splash prone areas. Airing cupboard housing the hot water cylinder.

Double Garage
18'2 x 16'9 (5.54m x 5.11m)

Garden Store
9 x 7'10 (2.74m x 2.39m)

Outside
To the front there is ample driveway parking, lawned areas and access to the garden. To the rear the garden is a generous size, enclosed, mainly laid to lawn, matures trees and hedging, flower borders and patio.

Agents Note
Council Tax Band - E. Mains water, drainage, gas and electricity. 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

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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

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