



23 CHURCH STREET

Merriott, TA16 5PT

Price Guide £200,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom semi-detached home situated on the outskirts of Merriott. The property requires cosmetic updating but has great potential. In brief the accommodation comprises porch, entrance hall, sitting room, kitchen, inner hall and a bathroom. Upstairs, three double bedrooms. Outside the property has gardens to the front and rear. 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.

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: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Rear Porch

With a window to the rear aspect and a door into:

Hallway

Radiator, stairs rising to the first floor and a door into:

Sitting Room

14'8" × 12'0" (4.48 × 3.68)

With a window to the rear aspect, radiator and an under stairs storage cupboard.

Kitchen

14'7" × 8'4" (4.46 × 2.55)

With two windows to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainage, space for cooker, fridge/freezer and washing machine. Wall mounted gas central heating boiler, radiator and tiling to all splash prone areas.

Hallway

With a door to the side aspect and a radiator.

Bathroom

With dual aspect windows to the front and side. Suite comprising panelled bath, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

Landing

With a window to the side aspect and access to the loft.

Bedroom One

14'8" × 8'6" (4.49 × 2.61)

With two windows to the rear aspect, two radiators and an over stairs storage cupboard.

Bedroom Two

11'11" × 8'10" (3.65 × 2.71)

With a window to the front aspect, storage cupboard and a radiator.

Bedroom Three

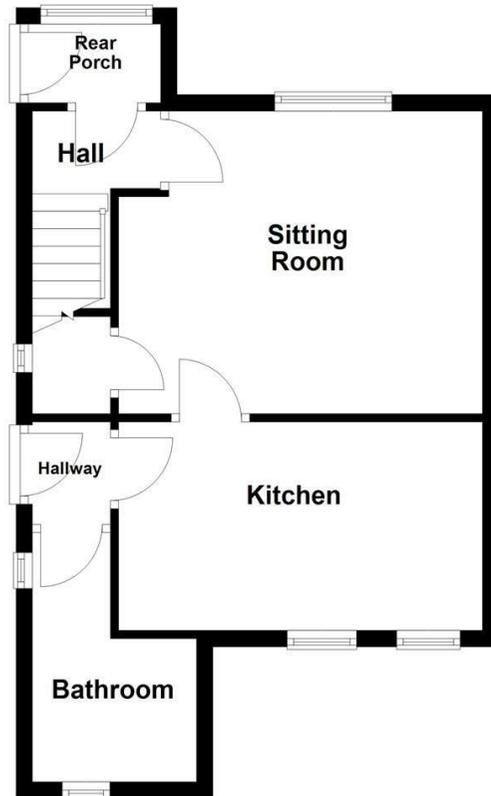
8'10" × 8'6" (2.70 × 2.61)

With a window to the front aspect and a radiator.

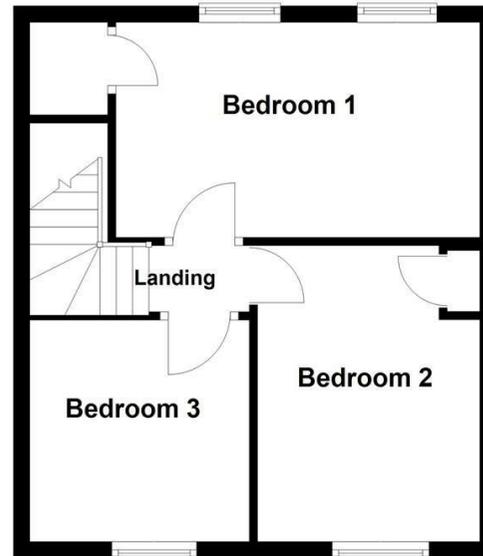
Outside

To the front there is on street parking nearby, lawned area and a paved pathway leads to the front door. To the rear the garden is a lovely size, laid to lawn with a brick outhouse/store.

Ground Floor



First Floor



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

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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)

