



Moorlands Court, Merriott, TA16 5NF

Offers Over £280,000

Freehold

This beautifully presented end of terrace village home has been tastefully modernised and improved by the current owners. The accommodation includes an entrance porch, downstairs cloakroom, sitting room, dining room, modern fitted kitchen with integrated appliances and a home office/utility room. Outside there is a low maintenance garden whilst to the the front and side there is ample driveway parking for multiple vehicles.

 **LACEYS**
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6 Moorlands Court, Merriott, TA16 5NF



- Tastefully Modernised Village Home
- Three Bedrooms All With Built In Furniture
- Modern Family Bathroom
- Well Equipped Fitted Kitchen
- Downstairs WC
- Home Office/Utility
- Low Maintenance Garden
- Ample Parking For Multiple Vehicles

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

The **ACCOMMODATION** comprises:

Lobby

Upon entering the property you are greeted with an entrance lobby which provides the perfect space to kick off shoes and hang coats. A glazed door opens to the sitting room and a further door opens to the cloakroom. There is a ceiling light point and a radiator.

Sitting Room 4.91 m x 3.84 m (16'1" x 12'7")

The sitting room has a contemporary feel with wall hung cabinets. There is a front facing double glazed window with newly fitted shutters from Hillarys. Stairs provide access to the first floor landing with a side facing double glazed window (again with shutters) and with storage underneath. There is a wide opening to the dining room, a ceiling light point and a radiator.

Dining Room 2.81 m x 2.71 m (9'3" x 8'11")

Conveniently situated centrally between the living room, kitchen and office/utility. The dining room has a sociable feel with wide openings to the kitchen and sitting room and sliding doors opening to the home office/utility room. There is a wall mounted cabinet, a ceiling light point and two radiators.

Kitchen 2.78 m x 2.06 m (9'1" x 6'9")

The well equipped kitchen offers an excellent selection of wall, base and pan drawer units with work surfaces above. Built in appliances include an electric oven/grill with induction hob and extractor hood above, fridge/freezer, washing machine, slimline dishwasher and microwave. The under mount sink with built in drainer and mixer tap is situated under the rear facing double glazed window. The gas fired combination boiler is neatly concealed in one of the units and there is recessed spot lighting.

Office/Utility Room 2.21 m x 1.86 m (7'3" x 6'1")

Currently used as a home office this room could equally become an additional sitting space and offers a great selection of floor to ceiling built in storage which cleverly hides space for a tumble dryer and additional appliance. Full of plentiful natural light provided by the extra wide double glazed door opening to the garden, roof light and obscured side facing double glazed window. There is exposed stonework, recessed spot lighting and a wall mounted warm air heater.

Landing

There is a double glazed window to the side with fitted shutters, a ceiling light point and access is available to the loft. Doors open to all three bedrooms and the family bathroom.

Bedroom One 4.09 m x 2.74 m (13'5" x 9'0")

A nice size double room offering a good selection of fitted furniture including wardrobes, drawers and a dressing table. There is a rear facing double glazed window overlooking the garden, a radiator and a ceiling light point.

Bedroom Two 2.73 m x 2.60 m (8'11" x 8'6")

The second bedroom is also a double room with built in over head storage cupboards and open display area, a radiator and a ceiling light point. A double glazed window with newly fitted shutters overlooks the front of the property.

Bedroom Three 2.48 m x 2.07 m (8'2" x 6'9")

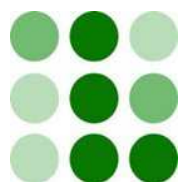
A single room with a rear facing double glazed window, a radiator and a ceiling light point. Cleverly installed within the recess there is a built in high level storage cupboard.

Family Bathroom

Fully tiled and fitted with a p-shaped bath with central mixer tap and rainfall style shower, a wash basin with mixer tap and vanity unit alongside which there is a low level WC. There is a heated towel rail, an obscured front facing double glazed window, spot lighting and an extractor fan.

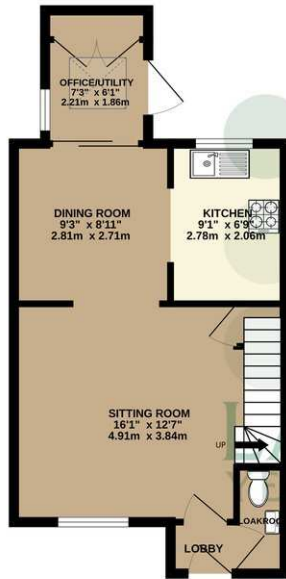
Outside

The property sits on a corner plot with ample driveway parking to the front and side. The rear garden is fully enclosed and has been designed with ease of maintenance in mind with artificial lawn, a patio and a good size decked area. There is outside lighting and a gate opens to the front.

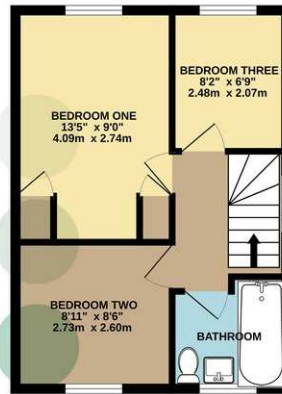


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GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

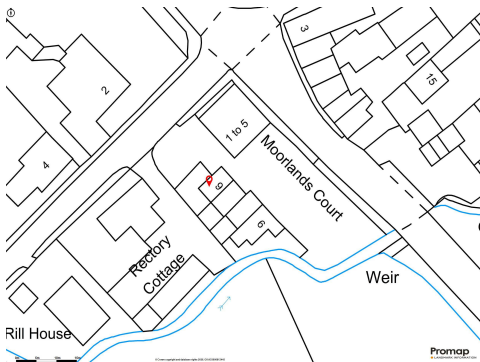
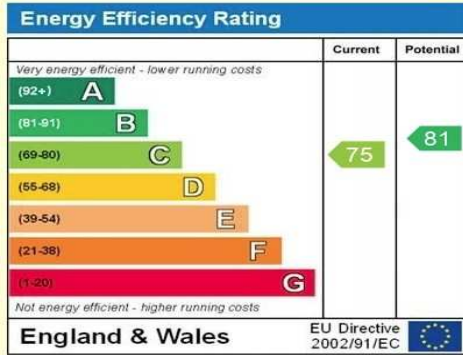


1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the Register 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 guidance purposes only and should be used to assist by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Please Note

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Photographs/Floor Plans

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Material Information. In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - C
- Asking Price - Offers Over £280,000
- Tenure - Freehold

Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

Material Information to assist making informed decisions

- Property Type -End Of Terrace House
- Property Construction -Traditional
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply -Mains
- Water Supply -Mains-metered
- Sewerage -Mains
- Heating -Gas Central Heating
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking -Driveway Parking To Front & Side

Material Information that may or may not apply

- 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 -To pay to the vendor on demand one ninth of the cost of maintaining of the said courtyard and accessway. Not to use the property otherwise than as a single private dwellinghouse nor to use the property or any part thereof for any trade business or manufacture or business. Not to keep poultry or other livestock on the property other than usual domestic pets.

We'd recommend you review the Title/deeds of the property with your solicitor.

Material Information that may or may not apply continued

- 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 considered to be at VERY LOW RISK of 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

We understand that this property is located in a conservation area.

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 16/02/2026. 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.