



26 SHERLANDS GARDENS

Merriott, TA16 5RF

Price Guide £380,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A thee bedroom home situated in a cul-de-sac location benefiting from a large corner plot, workshop/office, three garages, ample driveway parking and a side extension. With three reception rooms the accommodation is spacious and flexible, the property must be viewed internally.



Situation

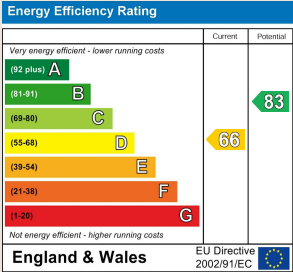
Merriott is an active village with several amenities, including a shop, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store, 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

Council Tax Band: C
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

Storage cupboard.

Cloakroom

With a window to the front aspect. Suite comprising low level WC, wash hand basin with tiled splash backs and a radiator.

Kitchen/Breakfast Room

13'2" x 13'2" (4.01 x 4.01)

With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated fridge/freezer, double oven and hob with extractor fan over. Coving, radiator and tiling to all splash prone areas.

Sitting Room

15'7" x 12'10" (4.75 x 3.91)

With two windows to the rear aspect double glazed. Electric fireplace, two radiators and wood effect flooring.

Dining Room

12'1" x 9'1" (3.68 x 2.77)

French doors to the rear aspect opening out onto the garden. Window to the side aspect and a radiator.

Study

9'2" x 7'7" (2.79 x 2.31)

With a window to the side aspect and a radiator.

Utility Room

12'1" x 6'8" (3.68 x 2.03)

With dual aspect windows to the front and side aspects and a door to the front. Wall and base units, stainless steel sink, work surfaces, wall mounted gas central heating boiler, tiled flooring, space for washing machine and tumble dryer, and tiling to all splash prone areas. Fitted ladder to loft which is partially boarded, and houses the Worcester gas central heating boiler which is still under guarantee.

Landing

Airing cupboard, radiator and access to the loft which has a ladder and is partially boarded.

Bedroom One

13'8" x 9'4" (4.17 x 2.84)

With a window to the rear aspect, built in wardrobes and a radiator.

Bedroom Two

10'2" x 9'7" (3.10 x 2.92)

With a window to the front aspect and a radiator.

Bedroom Three

8'7" x 5'11" (2.62 x 1.80)

With a window to the rear aspect, built in wardrobes and a radiator.

Bathroom

With a window to the front aspect. Suite comprising large shower with glass panel, low level WC, heated towel rail, extractor fan and tiling to all splash prone areas.

Workshop/Office

12'6" x 7'10" (3.81 x 2.39)

Window to the side, wall heater and tiled flooring.

Double Garage

20'2" x 18'6" (6.15 x 5.64 (6.14 x 5.63))

Electric doors, door to the rear, light, multiple power points and a 10' x 7' deep inspection point.

Single Garage

17'7" x 7'10" (5.36 x 2.39)

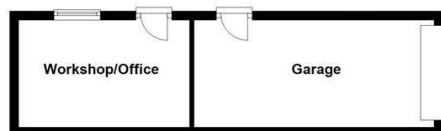
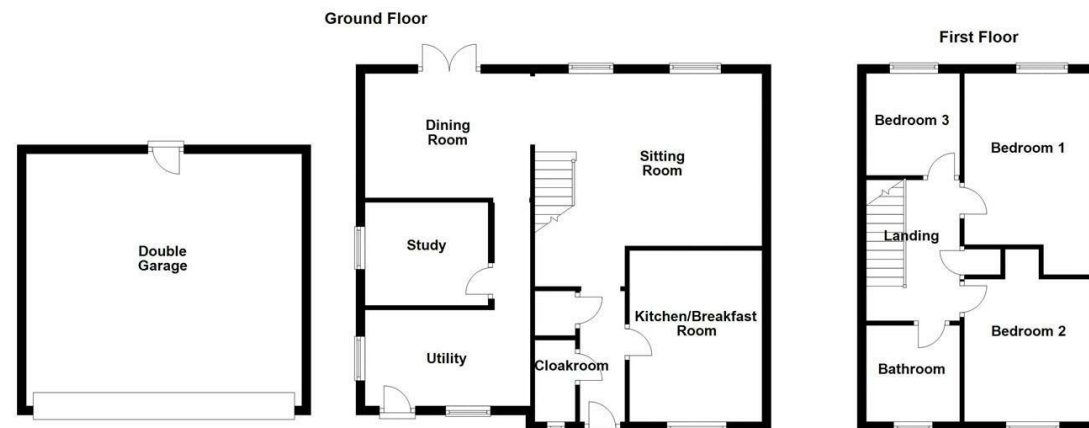
Electric door, and a new PVC door to the side.

Outside

To the front there is ample driveway parking, flower borders, side access and a path leading to the front door. To the rear the garden is mainly laid to lawn, shed and patio abutting the rear of the property. Five bar gate to additional parking and double garage.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The boiler was installed in January 2020 and last serviced in January 2026. There is a planning proposal nearby that will side onto the boundary line, please visit Somerset County Councils website for more information. The electrics to the house, double garage and workshop are all on modern fuse-boards and circuit breaker. All fences to the rear of the property have a 8 year guarantee including anti wind blown down.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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)

