

15 HITCHEN

Merriott, TA16 5QX

Guide Price £275,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom terrace home situated in a popular village location. The accommodation in brief comprises entrance hall, sitting/dining room, kitchen and rear lobby. On the first floor, two bedrooms and a bathroom and on the second floor a further double bedroom. To the front there is ample driveway parking and to the rear the garden is a lovely size.

Situation

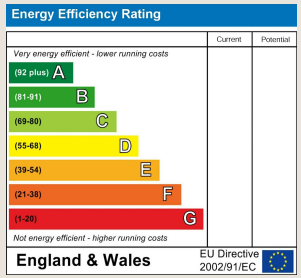
Merriott is an active village with several amenities, including a shop, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store,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













PROPERTY DESCRIPTION

Entrance Hall
Stairs rising to the first floor with a storage cupboard under and a telephone point.

Sitting/Dining Room
21'3" x 11'10" (6.49 x 3.62)
With dual aspect windows to the front and rear. Multi-fuel stove, radiator and a television point.

Kitchen
15'5" x 10'0" (4.71 x 3.07)
With a window to the rear and a door into the rear lobby. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, space for fridge/freezer, cooker, washing machine and dishwasher. Breakfast bar, radiator and tiling to all splash prone areas.

Garden Room
With a window to the rear aspect and open into the garden.

Landing
With a window to the front aspect and a radiator. Stairs rising to the second floor.

Bedroom Two
10'10 x 9 (3.30m x 2.74m)
With a window to the front aspect, built in wardrobes and a radiator.

Bedroom Three
9'10 x 9'5 (3.00m x 2.87m)
With a window to the rear aspect, built in wardrobes and a radiator.

Bathroom
With a window to the rear aspect. Suite comprising panelled bath, low level WC, wash hand basin, separate shower cubicle, heated towel rail, airing cupboard and tiling to all splash prone areas.

Bedroom One
14'1 x 9'11 (4.29m x 3.02m)
With two velux windows to the front aspect, eave storage and a radiator. Restricted head height.

Outside
To the front there is ample driveway parking. To the rear the garden is a good size, mainly laid to lawn, shed, pizza oven, decking and patio area.

Agents Note
Council Tax Band - B. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in April 2025.





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)

MAYFAIR TOWN & COUNTRY

CERTIFIED AND ACCREDITED BY propertymark
propertymark cmp Client Money Protection
The Property Ombudsman