Chestnut House, Church Street, Merriott, Somerset, TA16 5PT

A spacious modern family home with ample parking and garage.

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- 12 month plus term
- Offered unfurnished
- Underfloor heating
- Available September
- Parking and garage
- Secure garden

£1,500 Per Month

An impressive four bedroom home built of stone and render under tiled roof.

A modern four bedroom, three reception room, three bathroom. detached property built in 2015, which is presented in immaculate decorative order, whilst lying in a cul-de-sac in this desirable Somerset village.

The rent is exclusive of the following utility bills council tax, mains electric, gas, water and sewage. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the area. As stated on the GOV.UK website there is very little risk of flooding. The property has under floor heating and will be let unfurnished.

Available from now for a long let
Rent: - £1500 per calendar month / £346 per week
Holding Deposit - £346
Security Deposit - £1730
Council Tax Band - F
EPC Band - C

THE PROPERTY

This modern detached property has been built to a very high specification, benefiting from timber double glazing, attractive timber doors and underfloor heating.

The property is arranged briefly as follows: a pillared storm porch leads to a reception hall, sitting room with a feature brick fireplace and wood-burning inset, living room with 3-door bi-folds opening out to the rear, a cloakroom and study.

The real feature of this home is the kitchen/dining room/living room being triple aspect, fitted with an excellent range of units, an island unit with breakfast bar, and there are two sets of bifold doors opening out onto the rear garden.

On the first floor are four good-sized bedrooms, two having en suite shower rooms and an attractive family bathroom with a white suite.

OUTSIDE

The house is approached over an area of shared driveway leading to a brick block drive. Timber gates lead to a double carport and, in turn, lead to a single timber garage.

To the front is a lawned area of garden, whilst to the rear the garden is laid to lawn with patio, trellis, mature trees, light, power and tap, gravelled beds, shed and deep stocked borders.

SITUATION

Merriott village has an excellent range of local services, including a garage, a petrol station, two general stores, a post office, a pub, a pharmacy (which will collect prescriptions and deliver medicines), and a pottery. There is a church, a chapel, a village hall, a tithe barn and a social club hosting a wide range of activities. There is also a recreation ground with junior and senior play areas, cricket and football pitches, tennis courts, a bowling green, a separate squash club and court. The village also has its own pre-school and Primary school.

Merriott has excellent road links to both the A303 and A30, both of which lie within a short drive. Crewkerne is a traditional market town with a range of shops, including a Waitrose Supermarket that delivers locally, a superb indoor pool/gym complex and a main line railway station for the London Waterloo to Exeter line.

DIRECTIONS

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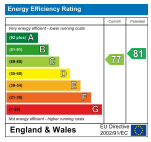

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