



Property Location

Merriott is a charming village in South Somerset, surrounded by rolling countryside and full of 'chocolate box' properties. There is a popular pub, local shops, plus busy village community. The market towns of Crewkerne and Yeovil are short drives away.

12 Higher Street, Merriott, TA16 5PJ

Approximate Gross Internal Area = 89.0 sq m / 958 sq ft

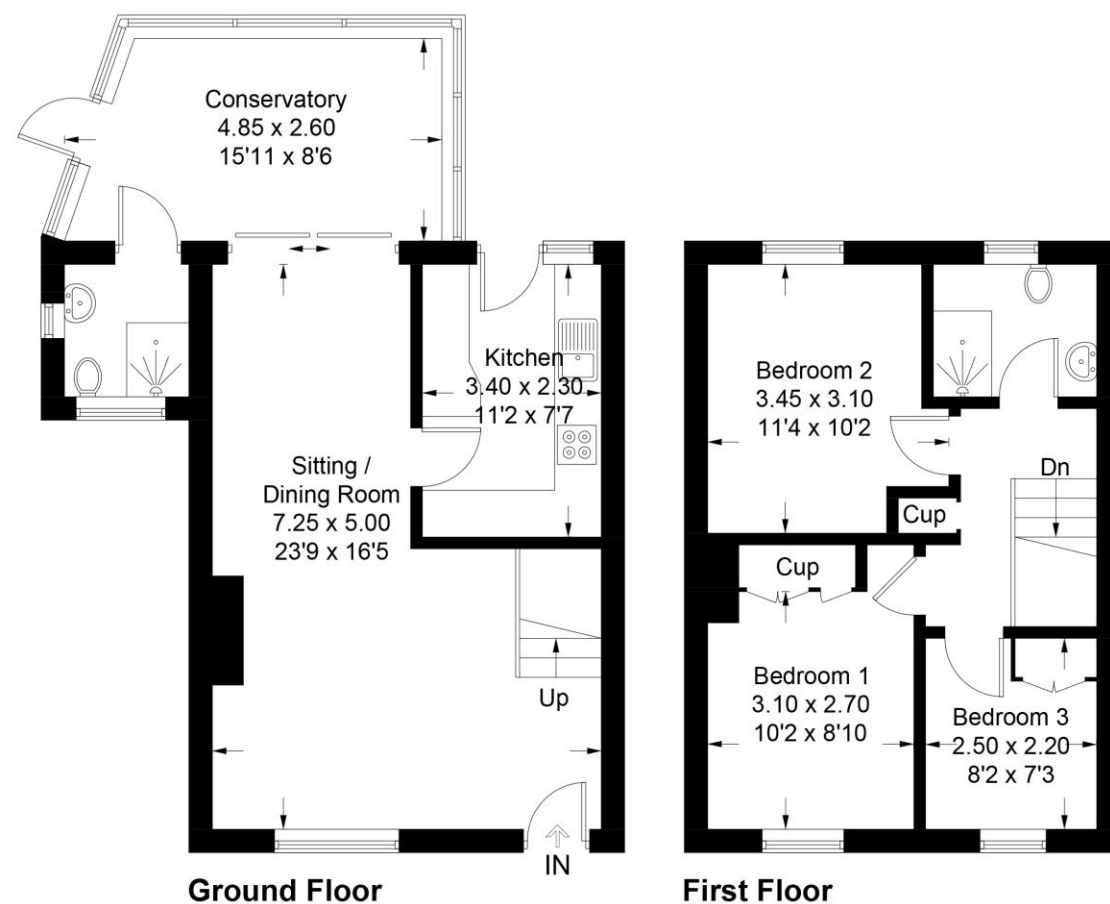


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1196231)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Higher Street, Merriott

Offers in Excess of £300,000



12 Higher Street
Somerset
TA16 5PJ

Key features:

- Garage and Parking
- Gardens to Front, Side and Rear
- Conservatory
- Ground Floor Shower Room
- Modern Kitchen and Bathroom
- Village Location
- Local Shops and Pubs
- Gas Central Heating (Boiler 3 yrs old)



Why you'll like it

Beautiful 3-bedroom family home with stunning gardens, garage and parking located in the highly desirable South Somerset village of Merriott. Benefitting from conservatory and ground-floor shower room extension, modern kitchen and bathroom, plus a spacious and warm feeling throughout.

SITTING/DINING ROOM 23' 9" x 16' 4" (7.25m x 5m) The double-glazed front door opens into the spacious L-shaped reception room, with plenty of space for both seating and dining areas. Stairs rise ahead to the first floor. Neutral decor and green carpet. Double glazed window to the front and sliding doors to the rear opening into the conservatory. Three radiators and feature gas fireplace.

KITCHEN 11' 1" x 10' 5" (3.4m x 3.2m) Modern fitted kitchen with double glazed window and door opening to the rear garden. White gloss kitchen units with black laminate work-surface and a red splashback. Grey tile-effect vinyl flooring and white walls. Fitted double ovens, hob and extractor fan. Appliance spaces for washing machine, slimline dishwasher and under-counter fridge. Radiator.

CONSERVATORY 15' 10" x 8' 6" (4.85m x 2.6m) Modern double-glazed conservatory/orangery with low walls and windows to 3 sides. Grey tile-effect vinyl flooring. Door opening to the garden and internal door to the shower room.

SHOWER ROOM Convenient ground floor WC and shower room with double glazed high-level window to the front and one to the side. White suite of toilet and basin with cupboard fitted beneath. Shower cubicle and heated towel rail. Grey tile-effect vinyl flooring and neutral wall tiles.

STAIRS AND LANDING Green carpeted stairs rise to the first-floor landing. Neutral walls. Fitted airing cupboard and loft hatch. The 3-year-old Viessman gas boiler is located in the loft space.

BEDROOM ONE 10' 2" x 8' 10" (3.1m x 2.7m) Double bedroom with double glazed window to the front. Green carpet and neutral walls. Fitted wardrobes. Radiator.

BEDROOM TWO 11' 3" x 10' 2" (3.45m x 3.1m) Double bedroom with double glazed window to the rear. Neutral carpet and walls. Radiator.

BEDROOM THREE 8' 2" x 7' 2" (2.5m x 2.2m) Single bedroom with double glazed window to the front. Green carpet and pale green walls. Fitted cupboard over the stairs. Radiator.

BATHROOM Family bathroom with double glazed window to the rear. Large shower cubicle, white toilet and pedestal basin. Beige vinyl flooring and white wall tiles with blue trim. Radiator.

GARAGE Single garage with 'up and over' door in a block of 3 to the rear of the property, accessed via shared driveway. One parking space in front of the garage.

GARDENS Truly spectacular are the beautiful gardens to the front, side and rear of this property. Lovingly nurtured and landscaped by the current owners, with mature planting and water feature, the gardens offer a very special space to enjoy in all seasons. With artificial grass laid to the front and rear, this offers a respite from weekly mowing through the summer months!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

