3 Bedrooms

1 Bathroom

Nestled in a peaceful setting, this charming three-bedroom detached bungalow offers light and airy living spaces alongsidegood sized enclosed gardens. The accommodation includes a welcoming entrance hall, a spacious sitting room, and a delightful conservatory that opens onto the rear garden. The well-appointed kitchen/dining room is complemented by a separate utility room for added convenience.
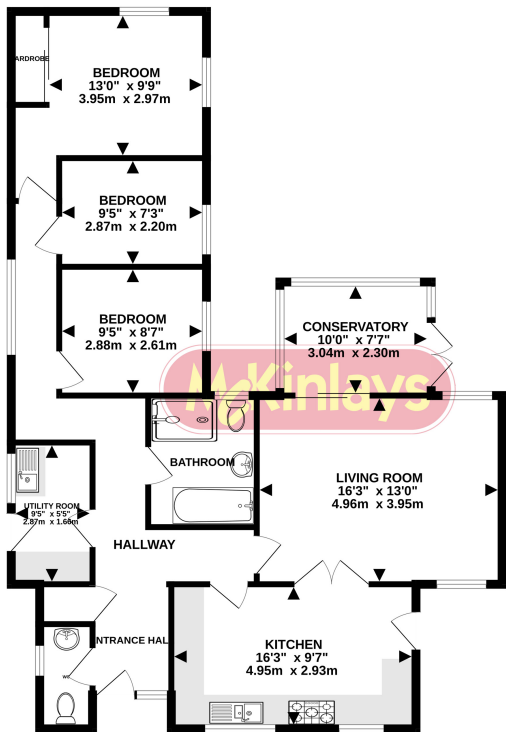
Three comfortable bedrooms are served by a modern family bathroom. Outside, the property boasts side and rear gardens featuring lawns, a vegetable patch, and a terraced seating area ideal for outdoor entertaining. Additional benefits include ample parking and a garage.

With its sunny south-facing aspect and versatile layout, this bungalow presents an ideal opportunity for those seeking single-level living in a tranquil and well-connected village location.

The accommodation briefly comprises; entrance hall, kitchen-diner, living room, conservatory, utility room, three bedrooms and a bathroom
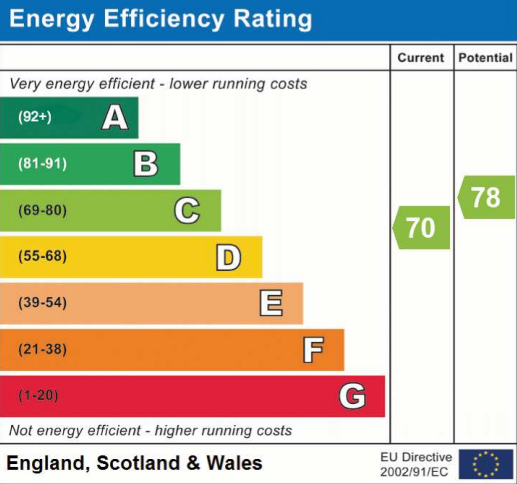
Merriott is a traditional and active village with several shops, including a public house, garage, post office, pharmacy, primary school, church, village hall and playing fields and is only c.9 miles from the centre of Yeovil.The market town of Crewkerne is just over 2 miles south, which offers a good range of amenities including a Waitrose store and a leisure centre with swimming pool and gym. A mainline rail service to London Waterloo is available from the town's station.

GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.

WARDROBE

BEDROOM
13'0" x 9'9"
3.95m x 2.97m

BEDROOM
9'5" x 7'3"
2.87m x 2.20m

BEDROOM
9'5" x 8'7"
2.88m x 2.61m

CONSERVATORY
10'0" x 7'7"
3.04m x 2.30m

BATHROOM

UTILITY ROOM
9'5" x 5'5"
2.87m x 1.66m

LIVING ROOM
16'3" x 13'0"
4.96m x 3.95m

HALLWAY

ENTRANCE HALL

WC

KITCHEN
16'3" x 9'7"
4.95m x 2.93m

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**		
(69-80) **C**		
(55-68) **D**	70	78
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

Address: Glebelands, TA16