



49 HITCHEN
Merriott, TA16 5QZ

Price Guide £240,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two bedroom semi-detached home situated in the popular village of Merriott. The accommodation in brief comprises porch, entrance hall, sitting/dining room, conservatory, utility room, cloakroom and upstairs two double bedrooms and a bathroom. To the front there is driveway parking and to the rear the garden is a lovely size.



Situation

Merriott is an active village with several shops, 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, post office, library, banks, day centre, leisure centre with swimming pool and gym, doctor's surgery, hospital, dentist, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service to London Waterloo (2½ hours) is available from the town's 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).

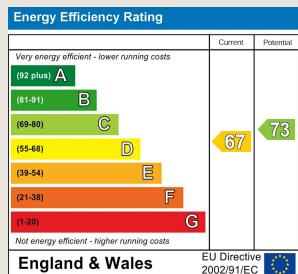


Local Authority

South Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Porch

With a window to the side aspect and a door into:

Entrance Hall

Stairs rising to the first floor with a storage cupboard under, telephone socket and a radiator.

Sitting/Dining Room

21'0" x 10'5" (6.41 x 3.18)

With a window to the front aspect, two radiators, broadband, television point, satellite points and french doors opening out into the conservatory.

Conservatory

10'5" x 9'3" (3.19 x 2.82)

Built of uPVC construction, windows, a door opening out into the garden and a door into the utility room. Tiled floor and a radiator.

Kitchen

10'7" x 6'11" (3.25 x 2.11)

With a window to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainer, built in electric oven with microwave/oven combo over, hob and an extractor fan over. Space for dishwasher and fridge/freezer. Spotlights, radiator and modern splashbacks. Door into:

Utility Room

10'2" x 5'11" (3.10 x 1.82)

With a window and door to the side aspect, base units with work surfaces over and space for washing machine and tumble dryer.

Cloakroom

With a window to the rear aspect. Suite comprising low level WC, wash hand basin with tiled splashbacks.

Landing

With a window to the side aspect and access to the loft.

Bedroom One

14'6" x 8'11" (4.43 x 2.73)

With a window to the front aspect, radiator, television point, satellite point and a built in wardrobe.

Bedroom Two

11'1" x 10'5" (3.39 x 3.20)

With a window to the rear aspect and a radiator.

Bathroom

With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, extractor fan, storage cupboard, shaver socket, heater towel rail and tiling to all splash prone areas.

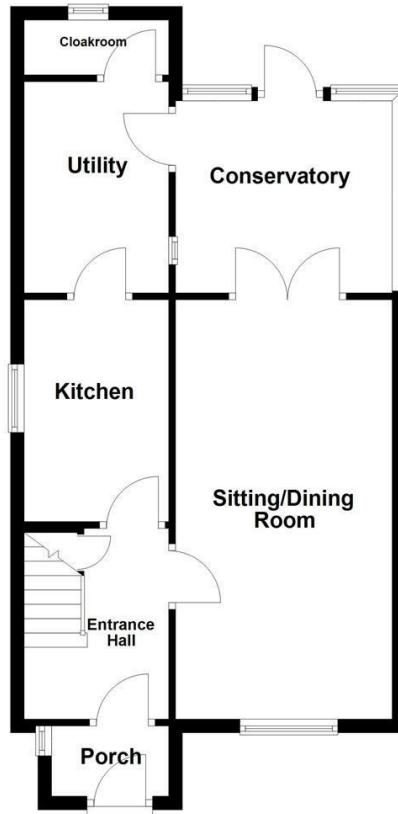
Outside

To the front there is driveway parking, lawned area and a paved path to the front door and side access. To the rear, the garden is a lovely size, mainly laid to lawn, paved path, shed and patio abutting the rear of the property.

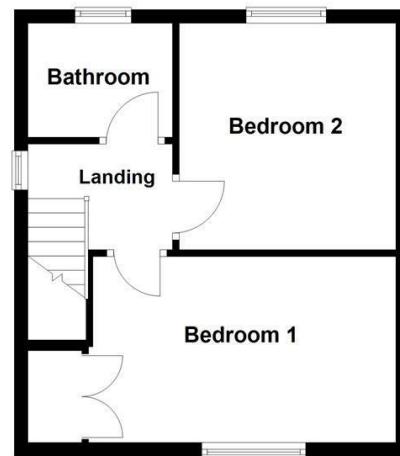
Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity. The windows and front door were re-fitted in 2021.

Ground Floor



First Floor



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)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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