



Symonds  
& Sampson

12 Old Farm Walk  
Old Farm Walk, Merriott, Somerset

# 12 Old Farm Walk

Merriott  
Somerset TA16 5AB

With no onward chain and offering more space than initially meets the eye, this spacious and light filled family-size home is tucked away in an attractive small development of character properties.



- Mews-style property within character development
  - Offered for sale with no onward chain
  - End of terrace with corner plot garden
    - Surprisingly spacious throughout
- High specification with excellent energy efficiency
  - Allocated parking
- Peaceful position away from busy traffic

Offers In Excess Of **£350,000**

Freehold

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## THE PROPERTY

A spacious and yet lower-maintenance modern home on a high-quality character development perfect for those with a busy lifestyle who need generous internal space but not too much to look after. With four bedrooms on the first floor, and generous light-filled ground floor rooms, it could equally suit a family or those who like to entertain friends and family.

## ACCOMMODATION

A generously sized entrance hall on the ground floor sets the tone for this surprisingly spacious home, with oak doors and high-quality fittings creating an immediate sense of style. The hall offers plenty of room for furniture if desired, along with built-in storage beneath the stairs and an additional cupboard housing the electric consumer unit and solar panel equipment. Attractive wood-effect flooring runs throughout the hall and continues seamlessly into the impressive dual-aspect kitchen/dining room at the rear. Double doors connect the hall to the adjoining living room, which in turn opens via French doors onto the side garden, allowing for a bright, open-plan feel when desired.

Designed with family living in mind, the kitchen/dining room features a sleek range of contemporary grey units, complemented by Silestone worktops and a stainless steel sink. Integrated NEFF appliances include a fridge freezer, double electric oven, gas hob with extractor, dishwasher, and washing machine. The ground floor benefits from underfloor heating throughout, with radiators to the first floor.

Upstairs, a spacious landing leads to four well-proportioned bedrooms. The master suite benefits from its own en-suite shower room, while the fourth bedroom—currently used as a dressing room—is equally suitable as a bedroom or home office. Two further doubles provide excellent flexibility for family or visiting guests. The family bathroom is stylishly appointed with both a bath and a separate shower cubicle.

## OUTSIDE

The gardens extend to the side and rear of the house, with access both to the front and rear parking areas via pedestrian gates. Fully enclosed by fencing, so safe for both children and pets, they are landscaped to provide safe areas of level lawn, paved paths and patio creating a pleasant seating area. To the rear the garden enjoys a particularly sunny aspect, paved for ease of maintenance and includes a substantial bespoke timber shed / summerhouse. There is also an outside tap. Beyond the gate is a gravelled area, belonging to the management company providing this property a right to park a vehicle off road.

## SITUATION

Merriott village has an excellent range of local services including a garage, a petrol station, two general stores, a post office, pub, a pharmacy (which will collect prescriptions and deliver medicines), and a pottery. There is a church, a chapel, and a village hall, tith barn and social club which are all host to a wide range of activities. There is also a recreation ground with junior and senior play areas, cricket and football pitches, tennis courts and a bowling green, 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 who deliver locally, a superb indoor pool / gym complex and a main line railway station for the London Waterloo to Exeter line.

## DIRECTIONS

What3words/////cape.urgent.sandpaper

## SERVICES

Mains electricity, gas, water and drainage are connected. Solar PV panels owned outright. Gas central heating with underfloor heating throughout the ground floor, and radiators on the first floor.

Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

Somerset Council Tax Band D

As is common on modern developments, a service charge is payable for the upkeep of shared / communal areas which is currently an annual fee of £397.72.



Energy Efficiency Rating	
Energy Efficiency Class	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

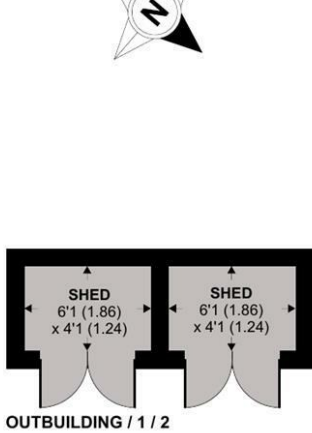
England & Wales  
EPC Directive 2002/91/EC

# Old Farm Walk, Merriott

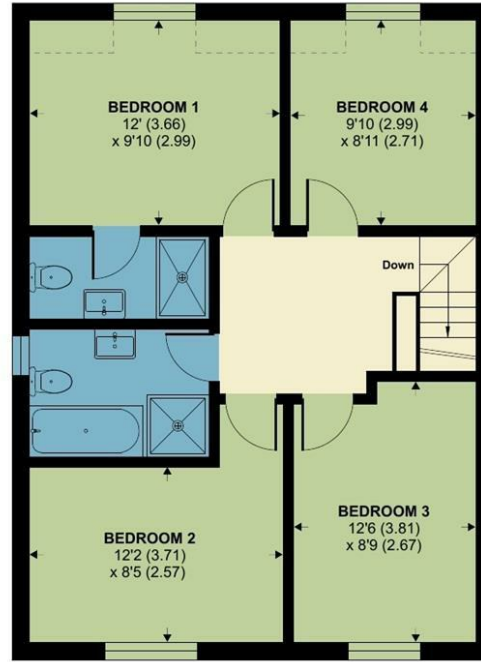
Approximate Area = 1252 sq ft / 116.3 sq m  
 Limited Uses Area(s) = 22 sq ft / 2 sq m  
 Outbuilding = 50 sq ft / 4.6 sq m  
 Total = 1324 sq ft / 122.9 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1328899



ILM/JH/190825



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