



10 HIGHER BEADON

Merriott, TA16 5QU

Price Guide £260,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A two bedroom semi-detached bungalow situated in a cul-de-sac within the popular village of Merriott. The accommodation in brief comprises entrance hall, sitting room, kitchen/dining room, conservatory, two bedrooms and a wet room. To the rear the garden is enclosed, to the front there is a lawned area and driveway parking leads to the garage. The property is being offered for sale with no onward chain.

Situation

Merriott is an active village with several amenities, 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, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the Crewkerne 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

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

PROPERTY DESCRIPTION

Entrance Hall

With a window panel to the front aspect, radiator, access to the loft and doors into:

Sitting Room

14'11" x 11'7" max (4.57 x 3.55 max)

With a window to the front aspect, radiator, television point and double doors into the dining room.

Dining Room Area

9'5" x 8'0" (2.88 x 2.44)

With a window to the rear aspect, radiator and open into:

Kitchen

11'1" x 8'11" max (3.38 x 2.73 max)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain and a built in double oven, hob and an extractor fan. Space for washing machine and fridge/freezer. Radiator and tiling to all splash prone areas.

Conservatory

12'4" x 9'4" (3.78 x 2.86)

Windows and doors, storage cupboard and tiled flooring.

Bedroom One

13'11" x 11'0" (4.25 x 3.37)

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

Bedroom Two

10'0" x 10'0" plus door recess (3.05 x 3.05 plus door recces)

With a window to the rear aspect and a radiator.

Shower Room

With a window to the rear aspect. Suite comprising electric shower, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

Outside

To the front there is a lawned area, flower borders, paved path to the front door and driveway parking leads to the garage. To the rear the garden is enclosed, lawned area, large patio, flower beds, mature hedging, side access and a pedestrian door into the garage.

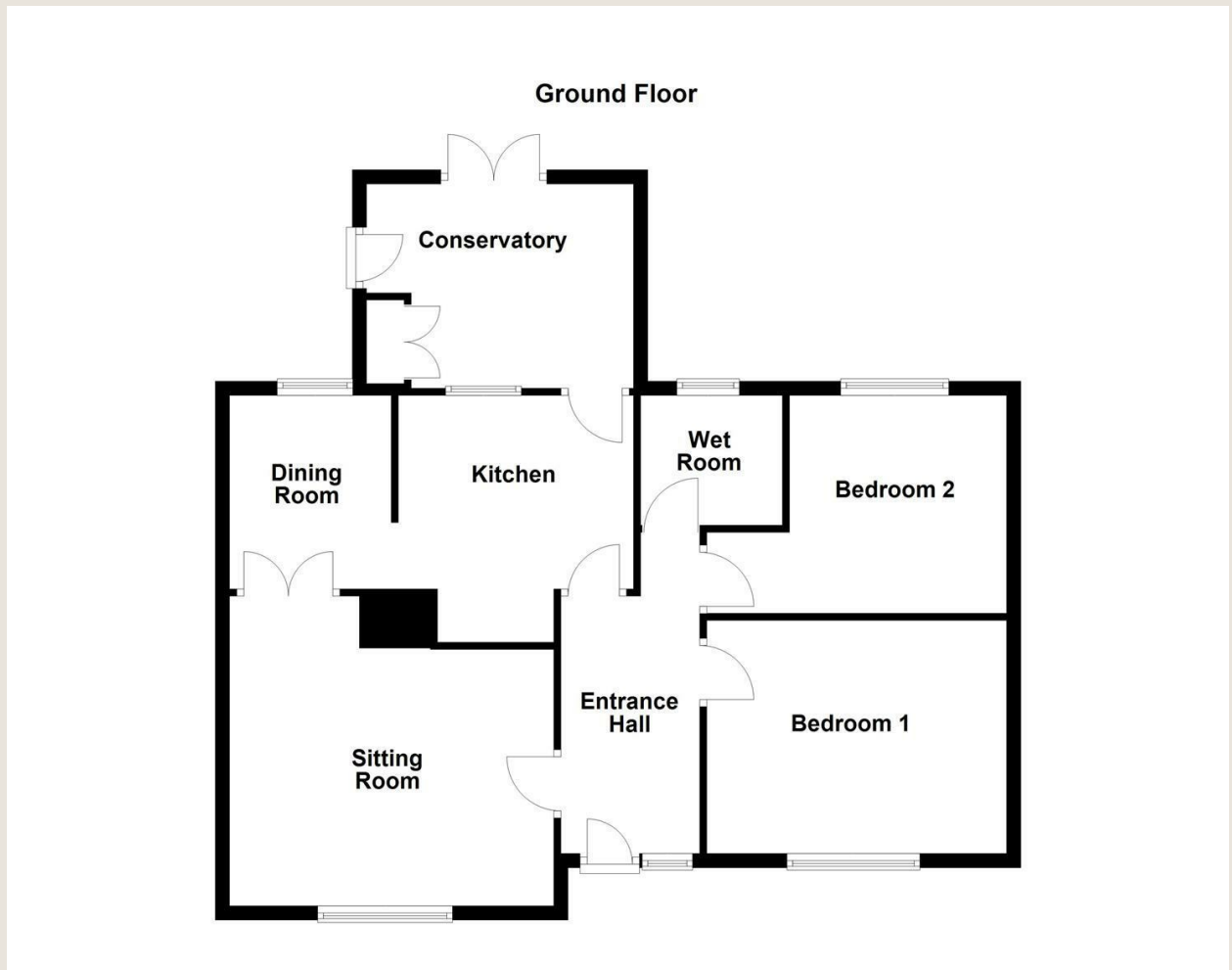
Garage

16'1" x 8'11" (4.92 x 2.72)

Up and over door, light and power.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity.



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

01460 74200

crewkerne@mayfairproperties.net

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)

