22 GLEBELANDS

Merriott, TA16 5RE

Guide Price £335,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious and well presented three bedroom detached bungalow with great scope to extend further (STPP.) The accommodation in brief comprises entrance hall, cloakroom/utility, sitting room, dining room, kitchen, three bedrooms and a bathroom. To the front there is two driveways providing generous parking and a garage. The gardens wrap around the property and are mainly laid to lawn. The property is being offered for sale with no onward chain and one to view.

Situation

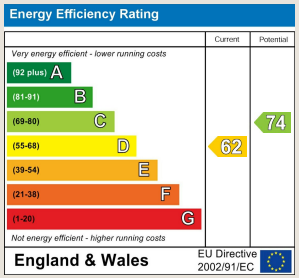
Merriott is an active village with several amenities, including a shop, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store, 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: D
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall
Radiator and a door into:

Cloakroom/Utility Room
8'2" x 3'11" (2.50 x 1.2)
With a window to the side aspect. Low level WC, wash hand basin with vanity storage and space for washing machine.

Sitting Room
16'3" x 13'0" (4.97 x 3.97)
With dual aspect windows to the front and rear and patio doors to the front. Radiator and woodburning stove. Open into:

Dining Room
9'11" x 7'8" (3.03 x 2.36)
With a window to the rear aspect and a radiator.

Kitchen
14'0" x 9'6" (4.27 x 2.92)
With dual aspect windows to the side and rear and a single door into the rear garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainer, integrated double oven, hob and an extractor fan over. Space for fridge/freezer and dishwasher. Wall mounted gas central heating boiler, radiator, spotlights and tiling to all splash prone areas.

Inner Hall
With a window to the side aspect, airing cupboard and access to the loft.

Bedroom One
12'6" x 9'8" (3.83 x 2.97)
With dual aspect windows to the front and side and a radiator.

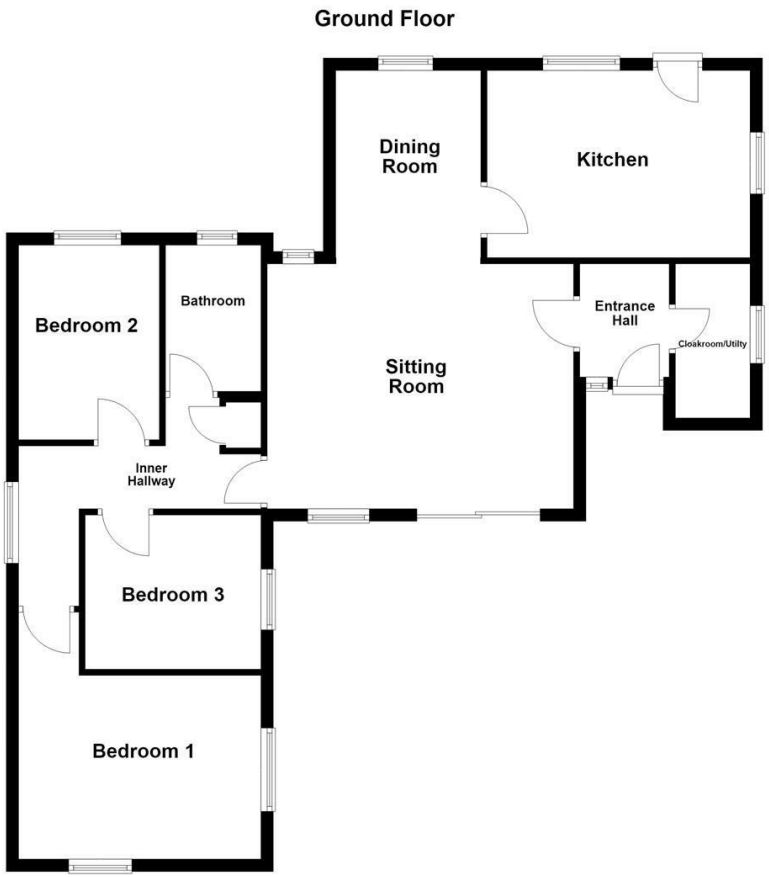
Bedroom Two
10'4" x 7'5" (3.15 x 2.27)
With a window to the rear aspect and a radiator.

Bedroom Three
9'4" x 8'2" (2.87 x 2.50)
With a window to the side aspect and a radiator.

Bathroom
With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, radiator and tiling to all splash prone areas.

Outside
To the front there are two separate driveways providing generous parking and a garage. To the side and rear the garden is enclosed, mainly laid to lawn, shingle area, patio, shed and a summerhouse.

Agents Note
Council Tax Band - D. Mains water, drainage, gas and electricity. The property is being sold with no onward chain.



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)

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