



12 NEWCHESTER CROSS

Merriott, TA16 5QJ

Price Guide £335,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented and spacious four bedroom home situated in a popular village location. The accommodation in brief comprises entrance hall, cloakroom/utility room, sitting room, dining room, kitchen/family room, four bedrooms, ensuite to the master and a family bathroom. To the rear the garden is enclosed with patio seating areas and three sheds. Owned solar panels and battery. Viewing advised.

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: B
Tenure: Freehold
EPC Rating: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A	100+	100+
(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 to the front aspect, built in storage, radiator and stairs rising to the first floor and a storage cupboard under.

Cloakroom/Utility

Suite comprising low level WC, wash hand basin, extractor, space for washing machine, wall and base units, work surfaces and tiled flooring.

Sitting Room

14'0" x 12'0" (4.27 x 3.66)

With a window to the front aspect, radiator and a multi-fuel stove with built in storage to both sides.

Dining Room

11'11" x 8'5" (3.64 x 2.57)

With a door opening out into the garden. Archway into:

Kitchen/Family Room

21'6" x 11'1" (6.56 x 3.38)

With a window to the side aspect and french doors to the rear opening out into the garden. A beautifully fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bow sink/drainers, integrated electric oven, hob and an extractor fan over. Full height integrated fridge, freezer and dishwasher. Spotlights, center island with breakfast bar and two radiators.

Landing

Storage cupboard, access to the loft and doors into:

Master Bedroom

15'6" x 11'1" (4.73 x 3.39)

With a window to the rear aspect, built in Sharps wardrobes to one wall and a radiator.

Ensuite

With a window to the side aspect. Suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail, extractor fan and tiling to all splash prone areas.

Bedroom Two

12'1" x 12'1" (3.69 x 3.69)

With a window to the front aspect and a radiator.

Bedroom Three

11'10" x 8'6" (3.62 x 2.60)

With a window to the rear aspect and a radiator.

Bedroom Four

8'8" x 7'6" (2.64m x 2.29m)

With a window to the front aspect and a radiator.

Bathroom

With a window to the side aspect. Suite comprising bath with shower over, low level WC, wash hand basin, extractor fan, heated towel rail and tiling to all splash prone areas.

Outside

To the front there is driveway parking. To the rear the garden is enclosed, laid to lawn with patio areas giving optional seating areas.

Shed

11'10" x 5'10" (3.62 x 1.80)

Light, power and some insulation.

Shed

6'9" x 5'10" (2.07 x 1.80)

Light and power

Shed

5'10" x 1'11" (1.80 x 0.60)

Agents Note

Council Tax Band - B (The council tax has not been reviewed since the extension 8 years ago.) Mains water, drainage, gas and electricity. The solar panels are owned outright, installed 28/3/2025 and the 10 kw battery is located in the rear garden. There is a pedestrian right of way for 12 Newchester Cross to cross the neighbours property. The two storey extension was erected in 2008, the vendors have confirmed that a building regulations completion certificate is not available for this extension but they are happy to pay for an indemnity policy, buyers are advised to carry out their own due diligence with a surveyor, lender or Solicitor.



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)

