



 **3**
Bedrooms

 **1**
Bathroom



Tucked away in a peaceful cul de sac in the heart of Merriott, this immaculate three-bedroom detached bungalow offers well-balanced accommodation, generous outside space and the convenience of a garage and off-road parking. The property is double glazed and gas centrally heated throughout, and enjoys a good-sized enclosed rear garden.

The accommodation comprises:

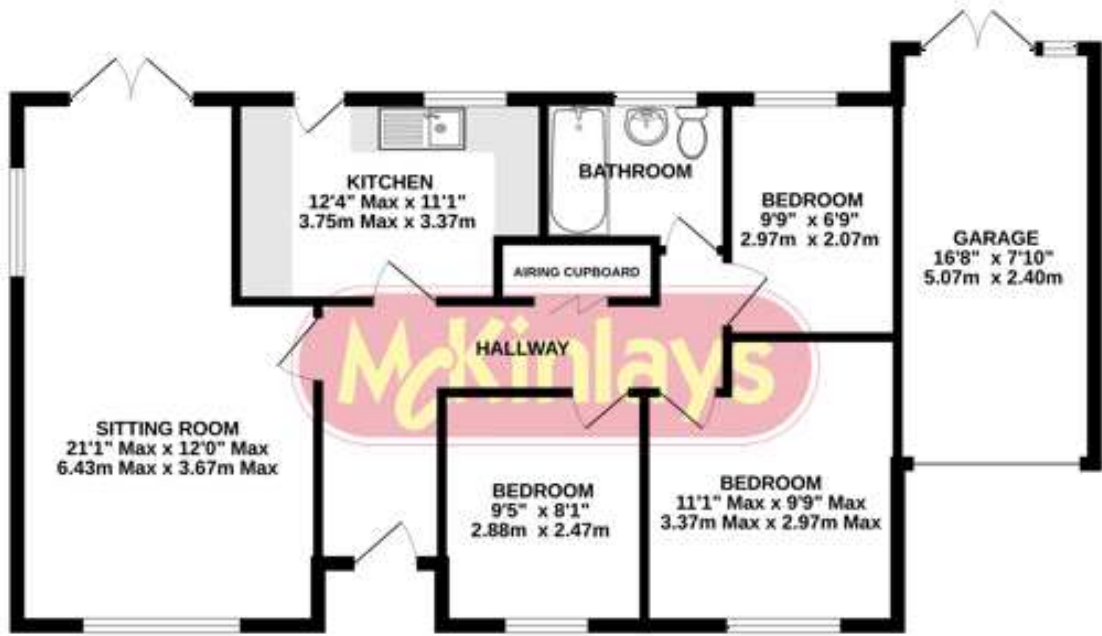
- Entrance hall
- Light and spacious living room-diner
- Well-appointed kitchen
- Three bedrooms
- Family bathroom

Outside To the front is an open-plan lawn together with driveway parking leading to the garage. The rear garden is fully enclosed and features a patio area and level lawn, providing an ideal space for outdoor dining and relaxation.

A superb bungalow in a sought-after village setting, offered in excellent order.

Merriott is a traditional and active village with several shops, including a public house, garage, primary school, church, village hall and playing fields and is only c.9 miles from the centre of Yeovil. The market town of Crewkerne is just over 2 miles south, which offers a good range of amenities including a Waitrose store and a leisure centre with swimming pool and gym. A mainline rail service to London Waterloo is available from the town's station.

GROUND FLOOR
862 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq ft (80.0 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or for statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency (as the case may be).
 Made and Issued: 22/08/20



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Merriott, TA16

