



I THE CLOSE

Merriott, TA16 5PE

Price Guide £330,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented four bedroom semi - detached home situated in the heart of the village. The accommodation in brief comprises entrance hall, study, dining room, utility room, shower room, kitchen, inner hall and sitting room. On the first floor four bedrooms, bathroom and cloakroom. The rear garden is a lovely size and to the front there is ample driveway parking which leads to the garage/store and cellar storage area.

Situation

Merriott is an active village with several shops, including a Budgens, 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, post office, library, banks, day centre, leisure centre with swimming pool and gym, doctor's surgery, hospital, dentist, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service to London Waterloo (2½ hours) is available from the town's 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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(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

Doors into:

Utility Room

7'6" × 5'6" (2.29 × 1.68)

Storage cupboards, sink, space and plumbing for washing machine and tumble dryer.

Shower Room

Suite comprising shower cubicle, low level W.C and tiling to all splash prone areas.

Study

7'4" × 7'2" (2.24 × 2.20)

With a window to the front aspect and a radiator. Open plan into:

Dining Room

11'7" × 10'9" (3.54 × 3.28)

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

Kitchen

2.55 × 2.51 (0.61m.16.76m × 0.61m.15.54m)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, built in fridge/freezer, oven and hob and microwave, space and plumbing for dishwasher, radiator and tiling to all splash prone areas.

Rear Hall

Stairs rising to the first floor and a door opening out into the rear garden.

Sitting Room

19'3" × 13'11" (5.87 × 4.26)

Dual aspect windows to the front and rear, under stairs storage cupboard, gas fire and two radiators.

Landing

Doors into:

Bedroom One

19'2" × 10'9" (5.85 × 3.29)

With dual aspect windows to the front and rear, radiator and built in wardrobes.

Bedroom Two

12'3" × 8'5" (3.75 × 2.58)

With a window to the rear aspect and a radiator.

Bedroom Three

10'7" × 9'10" (3.25 × 3.01)

With two windows to the rear aspect, built in storage cupboard and a radiator.

Bedroom Four

8'10" × 7'6" (2.70 × 2.30)

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

Bathroom

9'8" × 7'8" (2.96 × 2.34)

With a window to the front aspect. Suite comprising bath with shower over, wash hand basin with vanity storage, airing cupboard, extractor fan, heated towel rail and tiling to all splash prone areas.

Separate W.C

With a window to the front aspect. Suite comprising low level WC and a wash hand basin.

Outside

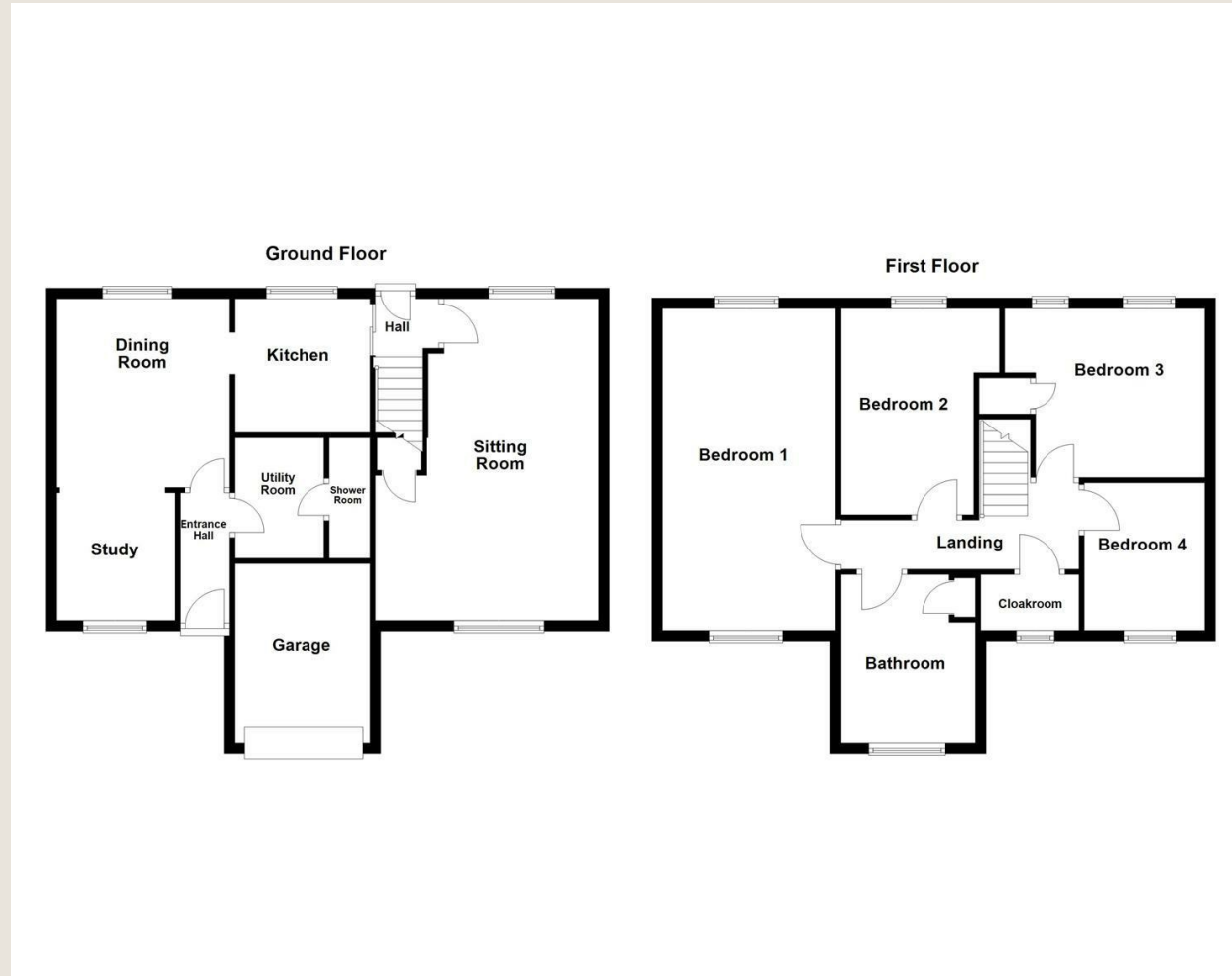
The property has driveway parking for several vehicles which leads to the garage and cellar storage area. Side gate to the rear garden which is a good size, mainly laid to lawn with patio area and pond.

Garage/Store

Wall mounted gas central heating boiler, storage cupboards and a mezzanine floor with ample space for storage.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in 2018 and last serviced in July 2025. The property was extended in 1988.



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

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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)

