



**Greys Road, Merriott TA16 5PD**



**welcome to**

## **Greys Road, Merriott**

A three bedroom semi-detached house set in a popular village location. The accommodation briefly comprises entrance hall, lounge/diner, conservatory, kitchen, three bedrooms and bathroom. Outside there are gardens to front and rear, a single garage and driveway parking.



## Ground Floor

### Entrance Hall

Double glazed door to front. Radiator.

### Lounge / Diner

23' 8" x 10' 6" ( 7.21m x 3.20m )

Front aspect double glazed window. Double glazed door to conservatory. Fitted carpet. Two radiators.

### Kitchen

11' 9" x 8' 9" ( 3.58m x 2.67m )

Rear aspect double glazed window. Double glazed door to rear. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Part tiled. Space for cooker, fridge/freezer, washing machine and dishwasher. Laminate floor.

## First Floor

### Landing

Side aspect double glazed window. Fitted carpet. Radiator.

### Bedroom One

12' 5" x 9' 10" ( 3.78m x 3.00m )

Front aspect double glazed window. Fitted carpet. Radiator.

### Bedroom Two

10' 5" x 10' ( 3.17m x 3.05m )

Rear aspect double glazed window. Fitted carpet. Radiator.

### Bedroom Three

8' 4" x 6' 11" ( 2.54m x 2.11m )

Front aspect double glazed window. Fitted carpet. Radiator.

### Bathroom

Rear aspect double glazed window. Fitted with a suite comprising a panelled bath with electric shower over, wash hand basin and WC, Fully tiled.

### Conservatory

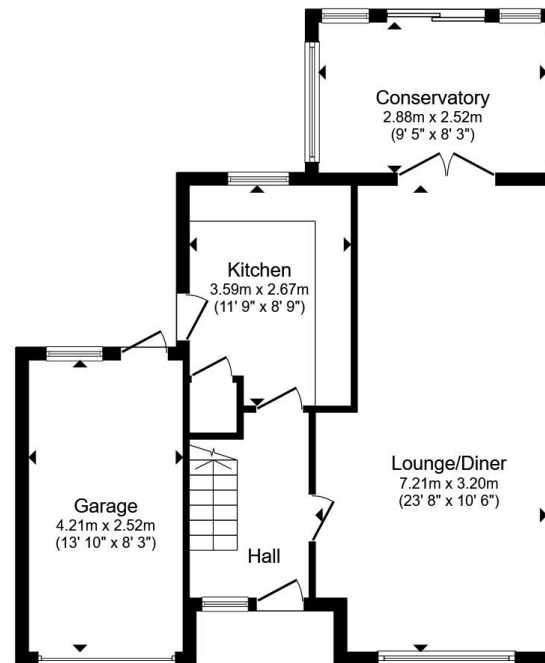
9' 5" x 8' 3" ( 2.87m x 2.51m )

## Outside

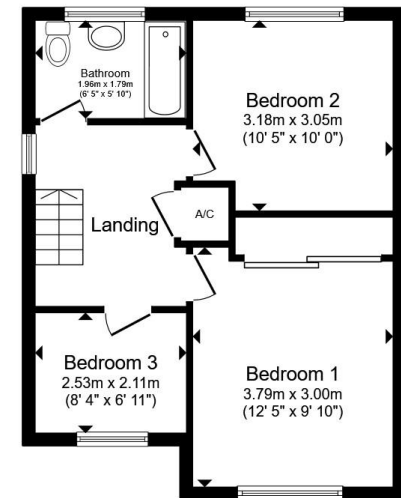
At the front of the house the garden is laid to lawn with a driveway providing parking and leading to the garage. The rear garden, which is enclosed within hedging and fencing, is initially laid to patio leading on to a lawn with border.

## Garage

With up-and-over door.



Ground Floor



First Floor

Total floor area 111.5 m<sup>2</sup> (1,200 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Greys Road, Merriott

- Semi-Detached House
- Three Bedrooms
- Lounge / Diner
- Enclosed Rear Garden
- Garage And Driveway Parking
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £300,000



Please note the marker reflects the  
postcode not the actual property

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