



Property Location

This beautifully presented three-bedroom semi-detached home is situated in the quaint village of Merriott. Within walking distance of a village pub, garage, cafe and pharmacy. The market town of Crewkerne is a short drive away which benefits from a supermarket and a Railway Station providing links to London and Exeter.

Old Farm Walk, Merriott

Approximate Gross Internal Area = 105.6 sq m / 1137 sq ft

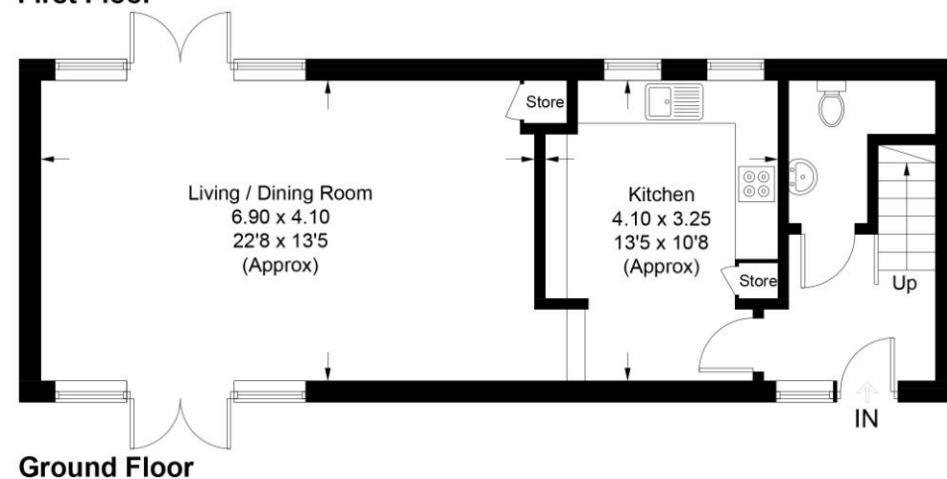


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1263942)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Old Farm Walk, Merriott

Offers In Region Of £400,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: Yeovil@Martinco.com

<http://www.martinco.com>





MARTIN&CO

Old Farm Walk
Merriott
TA16 5AB

Key features:

- Spacious Semi-Detached Property
- Modern Finish
- Excellent Condition Throughout
- Desirable Location
- Private Garden
- Ground Floor W/C
- Driveway parking For Two Cars
- Village Location

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This beautifully presented three-bedroom, semi-detached home is tucked away in the quaint Somerset village of Merriott. This home benefits from a modern kitchen, open plan living-dining room, cloakroom, master bedroom with ensuite, two further double bedrooms, family bathroom, private rear garden and driveway parking for two cars. The Cider Press is a high-quality development centred around the original 19th century Cider Farm and Brewery. Fitted with oak doors throughout and tasteful wooden flooring with underfloor heating on the ground floor. Viewing is highly recommended to appreciate this beautiful home.

ENTRANCE HALL: Upon entering the property, you are greeted by a light and airy entrance hall which provides access to the open plan living room and kitchen as well as the downstairs cloakroom. The stairs rise ahead to the first floor. The hall is neutrally decorated and has wooden flooring. Underfloor heating. Ceiling spotlights and one radiator.

LIVING ROOM 13' 5" x 33' 9" (4.1m x 10.3m) The open plan living, dining and kitchen is a bright and airy space and boasts two double glazed windows and dual aspect French doors opening to the front and rear gardens. Large storage cupboard. Neutral walls and wooden flooring. Ceiling spotlights and underfloor heating.

KITCHEN 13' 5" x 33' 9" (4.1m x 10.3m) This modern and spacious kitchen has blue cabinets and drawers with white wall mounted cupboards. An integrated gas hob and electric oven with retractable cooker hood above, fridge freezer, microwave, and dishwasher. White granite counter tops, under cabinet lighting and ceiling spotlights. Tiled flooring with underfloor heating and two double glazed windows to the rear.

CLOAKROOM 6' 6" x 3' 7" (2.0m x 1.1m) The downstairs cloakroom has a two-piece white suite consisting of a w/c and hand basin. Space and plumbing for a washing machine and tumble dryer. Neutral walls and wooden flooring.

STAIRS AND LANDING: The carpeted stairs rise to the first floor and provide access to the three double bedrooms and family bathroom. The landing and hall have neutral walls and grey carpet. Ceiling spotlights and two double glazed windows to the rear. One radiator.

MASTER BEDROOM 13' 9" x 13' 1" (4.2m x 4.0m) The dual aspect master suite is a bright and airy double bedroom with adjacent ensuite. The walls are neutrally decorated and grey carpeted flooring. Two double glazed windows. One radiator.

ENSUITE 5' 10" x 7' 2" (1.8m x 2.2m) A three-piece suite consisting of white w/c, hand basin and shower cubicle. Blue wall and tiled flooring. Ceiling spotlights and heated towel rail. Obscure double-glazed window to the front of the property.

BEDROOM TWO 12' 1" x 10' 9" (3.7m x 3.3m) A double bedroom with neutral walls and grey carpet. Double glazed window to the front. One radiator.

BEDROOM THREE 10' 9" x 10' 2" (3.3m x 3.1m) A double bedroom with double glazed window. Loft hatch access above. Neutral walls and grey carpet. One radiator.

OUTSIDE: To the rear of the property is a private and enclosed garden with laid patio and wooden garden workshop. Side gate providing access to the two allocated parking spaces.

