



THE FIRS MOORLANDS ROAD

Merriott, TA16 5NF

Price Guide £575,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Brought to the market for the first time in over 60 years this charming Grade II Listed cottage would benefit from some modernisation but wonderfully positioned on the fringe of the village but a short walk to all amenities. The property boasts character including beautiful hamstone and stone mullioned windows. The gardens and outbuildings are a particular feature and a viewing is recommended to fully appreciate what the property has to offer.

Situation

Merriott is an active village with several shops, including a Co-op, 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

South Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	15	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Porch

With stone mullioned windows to both sides, timber glazed front door and a door into:

Entrance Hall

Stairs rising to the first floor doors to dining room and sitting room.

Sitting Room

17'1 × 15'8 (5.21m × 4.78m)

With dual aspect windows to the front and rear, door to the garden and a multi fuel burner.

Dining Room

15'8 × 10'3 (4.78m × 3.12m)

With dual aspect windows to the front and rear, under stairs storage cupboard and a multi fuel burner.

Kitchen/Breakfast Room

15'8 × 12'2 (4.78m × 3.71m)

With dual aspect windows to the front and rear. Fitted kitchen comprising a range of wall and base units, drawers and work surfaces over. Stainless steel sink/drainers, electric Aga, space for fridge and freezer and an airing cupboard.

Utility Room

12'5 × 8'10 (3.78m × 2.69m)

With a window to the rear aspect, doors to the front and rear gardens, space and plumbing for washing machine.

Cloakroom

With two windows to the front aspect, low level W.C and a wash hand basin.

Coal Store

12'2 × 7'2 (3.71m × 2.18m)

With a window to the front aspect.

First Floor Landing

With two windows to the rear aspect.

Bedroom One

16'1 × 10'4 (4.90m × 3.15m)

With dual aspect windows to the front and rear aspects and an electric panel heater.

Bedroom Two

12'4 × 10'5 (3.76m × 3.18m)

With a window to the front aspect and an electric panel heater.

Bedroom Three

12'4 × 10 (3.76m × 3.05m)

With a window to the front aspect and an electric panel heater.

Bedroom Four

12'5" × 10'4" I shaped (3.81m × 3.15m I shaped)

With a window to the front aspect and an electric panel heater.

Bathroom

8'11 × 5'5 (2.72m × 1.65m)

With a window to the rear aspect. Suite comprising panelled bath with shower over, low level W.C, wash hand basin and tiling to all splash prone areas.

Outside

The property is approached over a pillared driveway providing ample parking and leading to the double garage. The rear garden is a particular feature of the property with four magnificent mature fir trees along with vegetable garden, pond and stone built store buildings running the length of the end of the garden approximately 80ft × 10ft.

Outbuilding

13'8 × 5'2 (4.17m × 1.57m)

Workshop

17'7 × 12'7 I shaped (5.36m × 3.84m I shaped)

With windows to the rear and side.

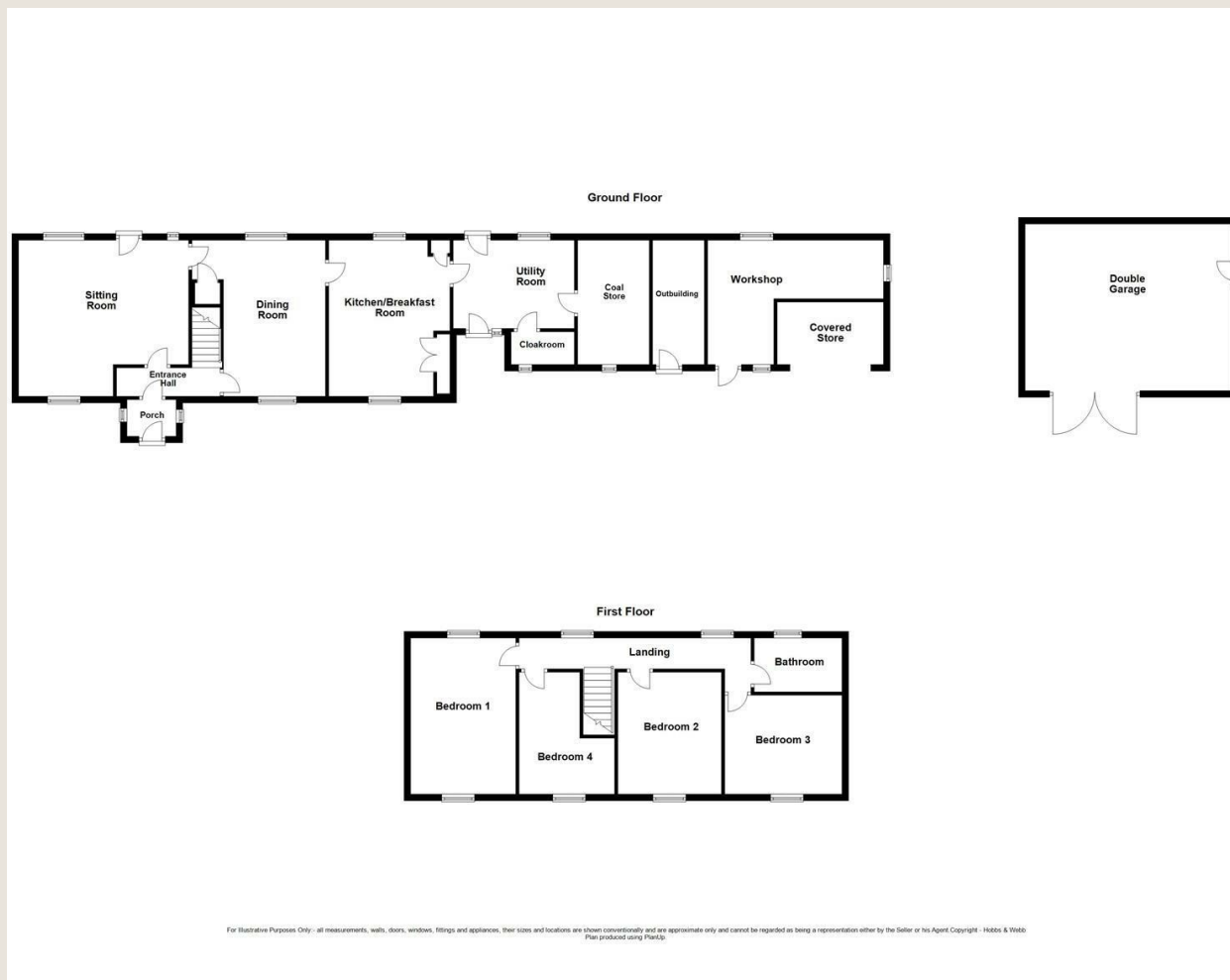
Double Garage

20'8 × 16'3 (6.30m × 4.95m)

Double doors to the front and pedestrian door to the side, loft storage.

Agents Note

Council Tax Band - F. Mains water, drainage and electricity. The property is Grade II Listed. The property itself has not flooded in the last 20+ years with flood prevention works carried out in recent years however, the seller has experienced surface water on the driveway coming from the stream. The neighbour and field owner to the rear have right of access to their land and contributes 50% of any upkeep of the driveway. The sellers are aware of bats in the property, please ask the office for further information.



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)

