



**103 HITCHEN**

Merriott, TA16 5QX

**Offers In Excess Of £300,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented and extended three bedroom semi-detached home situated in a popular village location. The property benefits great location, two reception rooms and ample driveway parking leads to the tandem garage. The accommodation in brief comprises porch, entrance hall, sitting room, dining room and kitchen. Upstairs three bedrooms and a bathroom. Good sized front and rear gardens. Viewing advised.

## Situation

Merriott is an active village with several amenities, including a shop, 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, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the Crewkerne 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: C



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

# PROPERTY DESCRIPTION

## Porch

With windows to the front and side, door into:

## Entrance Hall

Large storage cupboard, radiator, telephone point and stairs rising to the first floor.

## Sitting Room

22'2" × 10'9" (6.78 × 3.28)

With a window to the front aspect. Gas fire with surround, two radiators, television point, door to the kitchen and open into the dining room.

## Dining Room

15'8" × 7'8" (4.8 × 2.36)

With windows to the rear aspect and french doors opening out into the garden. Radiator.

## Kitchen

11'3" × 7'6" (3.45 × 2.29)

Door to the side aspect opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, space for cooker with extractor fan over, fridge/freezer, washing machine, wall mounted gas central heating boiler and tiling to all splash prone areas.

## Landing

With a window to the side aspect, radiator, over stairs storage cupboard and access to the loft.

## Bedroom One

13'1" × 9'8" (4.01 × 2.95)

With a window to the front aspect and a radiator.

## Bedroom Two

9'8" × 8'7" (2.95 × 2.64)

With a window to the rear aspect and a radiator.

## Bedroom Three

6'7" × 6'5" (2.03 × 1.98)

With a window to the front aspect and a radiator.

## Bathroom

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

## Outside

To the front the garden is laid to lawn, decorative flower borders and a side gate to the rear garden. The rear garden is enclosed, mainly laid to lawn and patio abutting the rear of the property.

## Tandem Length Garage

31'7" × 8'3" (9.65 × 2.54)

Up and over door, side pedestrian door, light and power.

## Agents Note

Council Tax Band – C. Mains water, drainage, gas and electricity. The gas central heating boiler was last serviced in March 2026. A number of windows have been replaced by the owner in 2024. The property is being sold with no onward chain.



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

**01460 74200**

[crewkeme@mayfairproperties.net](mailto:crewkeme@mayfairproperties.net)

**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)

