



**Higher Beadon, Merriott TA16 5QU**

**welcome to**

**Higher Beadon, Merriott**

Tucked in the charming village of Merriott in Somerset, this spacious three-bedroom semi-detached home offers the perfect blend of village charm and modern convenience.



## Ground Floor

### Entrance Hall

You enter the property through a front door beside a double-glazed frosted window to the front. The entrance hall has tiled flooring, a radiator, and a large under-stairs cupboard offering great storage.

### Living Room

19' 4" x 14' 8" ( 5.89m x 4.47m )

The living room is bright and airy, with laminate flooring, a radiator, a large double glazed window to the front, and sliding patio doors to the rear. A decorative chimney breast and TV points add a cozy touch, along with an additional radiator.

### Kitchen

12' 2" x 7' 9" ( 3.71m x 2.36m )

A modern, well-equipped kitchen with part-tiled walls, top and bottom storage units, and a stainless steel sink with drainer. It features an integrated fridge, freezer, oven, gas hob, and extractor fan. Space for dishwasher. A radiator provides extra warmth.

### Sun Room

15' x 7' 3" ( 4.57m x 2.21m )

Tucked between the house and garage, the sun room is a light-filled space with doors leading to kitchen, garage and both the driveway and garden. Ideal as a home office or additional living area, it has a radiator.

### Utility Room / Cloakroom

With laminate flooring, a WC, hand basin, and a single-glazed window to the rear, the utility room has plumbing for a washing machine and tumble dryer, plus plenty of storage.

## First Floor

### Landing

Carpeted and light-filled, the landing has a double-glazed window to the side, an airing cupboard with a newly fitted combi boiler, and access to the good size loft space which is fully boarded with fitted loft ladder.

## Bedroom One

11' 5" x 9' 3" ( 3.48m x 2.82m )

A large, bright double bedroom with a double-glazed window to the rear, a radiator, and built-in wardrobes offering plenty of storage with fitted shelving and hanging space.

## Bedroom Two

12' 4" x 7' 9" ( 3.76m x 2.36m )

A very spacious double bedroom with a double-glazed window to the front, a radiator, and carpet.

## Bedroom Three

8' 5" x 8' 5" ( 2.57m x 2.57m )

A flexible space, this bedroom has a double-glazed window to the front, carpet, a radiator, and a large built-in storage cupboard with fitted shelving and hanging space. It could serve as a large single or a smaller double.

## Bathroom

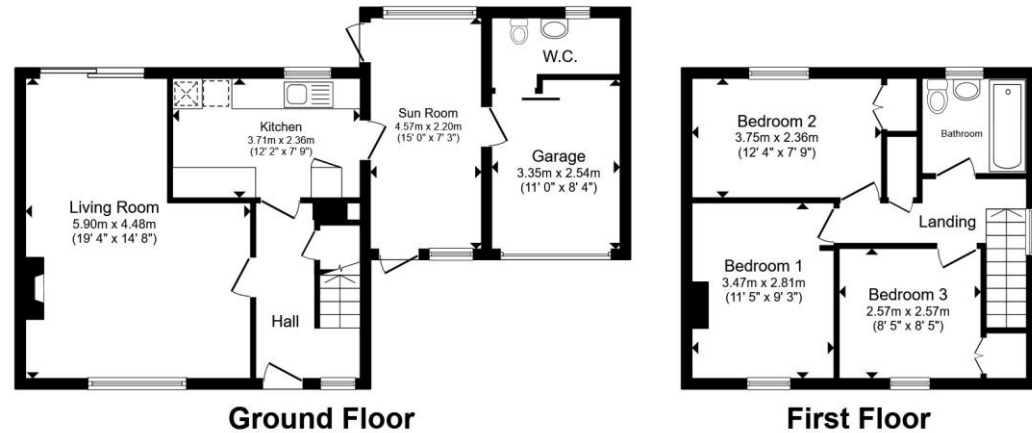
A modern, fully tiled bathroom with a bath and overhead shower, WC, hand basin, extractor fan, and a large heated towel rail. A double-glazed window to the rear keeps it bright.

## Garage

The garage features electrics, an up-and-over door, and internal access to the utility room.

## Outside

At the front of the house, the garden is laid to lawn with a driveway providing parking and leading to the single garage. The fully enclosed and secure rear garden, perfect for children and pets, is laid mainly to lawn with a paved patio abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine.



Total floor area 101.7 m<sup>2</sup> (1,095 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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## Higher Beadon, Merriott

- Semi-Detached House
- Three Bedrooms
- Sun Room
- Single Garage And Driveway Parking
- Enclosed Rear Garden
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £325,000



Please note the marker reflects the postcode not the actual property

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**01460 73421**



[Crewkerne@fox-and-sons.co.uk](mailto:Crewkerne@fox-and-sons.co.uk)



1-3 Market Square, CREWKERNE, Somerset,  
TA18 7LE



**fox-and-sons.co.uk**