

52 HIGHER BEADON

Merriott, TA16 5QU

Guide Price £265,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two bedroom semi-detached bungalow situated in a popular village location. In brief the accommodation comprises entrance hall, sitting room, dining room, kitchen, two double bedrooms and a bathroom. Outside there are gardens front and rear, driveway parking leads to the garage which is in a block of three.

Situation

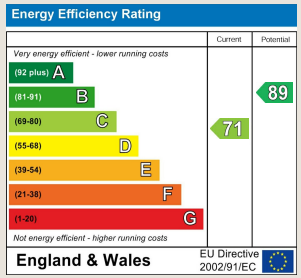
Merriott is an active village with several amenities, including a shop, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store, 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













PROPERTY DESCRIPTION

Entrance Hall
Radiator, telephone point and access to the loft which houses the gas central heating boiler, partially boarded, light and ladder.

Sitting Room
14'11" x 11'7" (4.57 x 3.55)
With a window to the front aspect, electric fire, television point, radiator and double doors into the dining room.

Dining Room
9'10".127'11" x 7'10" (3..39 x 2.41)
With french doors to the rear opening out into the garden. Radiator, spotlights and open into:

Kitchen
10'9" x 8'11" (3.28 x 2.72)
With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainer, integrated hob, oven and an extractor fan over. Space for washing machine and fridge/freezer. Spotlights, radiator and tiling to all splash prone areas. Airing cupboard housing the hot water cylinder.

Bedroom One
14'0" x 10'11" (4.27 x 3.33)
With a window to the front aspect and a radiator.

Bedroom Two
10'0" x 10'0" plus door reccess (3.05 x 3.05 plus door recces)
With a window to the rear aspect and a radiator.

Shower Room
With a window to the rear aspect. Suite comprising corner shower cubicle, low level WC, wash hand basin with vanity storage, radiator and tiling to all splash prone areas.

Outside
To the front the garden is laid to lawn, paved path and steps to the front door. The rear garden offers a good degree of privacy, enclosed, laid to lawn, shrubs, flower borders, patio area, shed, summer house and decking. Side access. The garage is situated in a block of three.

Agents Note
Council Tax Band - C. Mains water, drainage, gas and electricity. The solar panels are leased, installed in 2011 with homesun until 2036.





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

01460 74200

crewkerne@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)

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