



Property Location

Merriott is a charming village in South Somerset, surrounded by rolling countryside and full of 'chocolate box' properties. There is a popular pub, local shops, plus busy village community. The market towns of Crewkerne and Yeovil are short drives away.

46 Higher Beadon, Merriott, Somerset, TA16 5QU

Approximate Gross Internal Area = 126.9 sq m / 1366 sq ft
(Including Garage / Store)

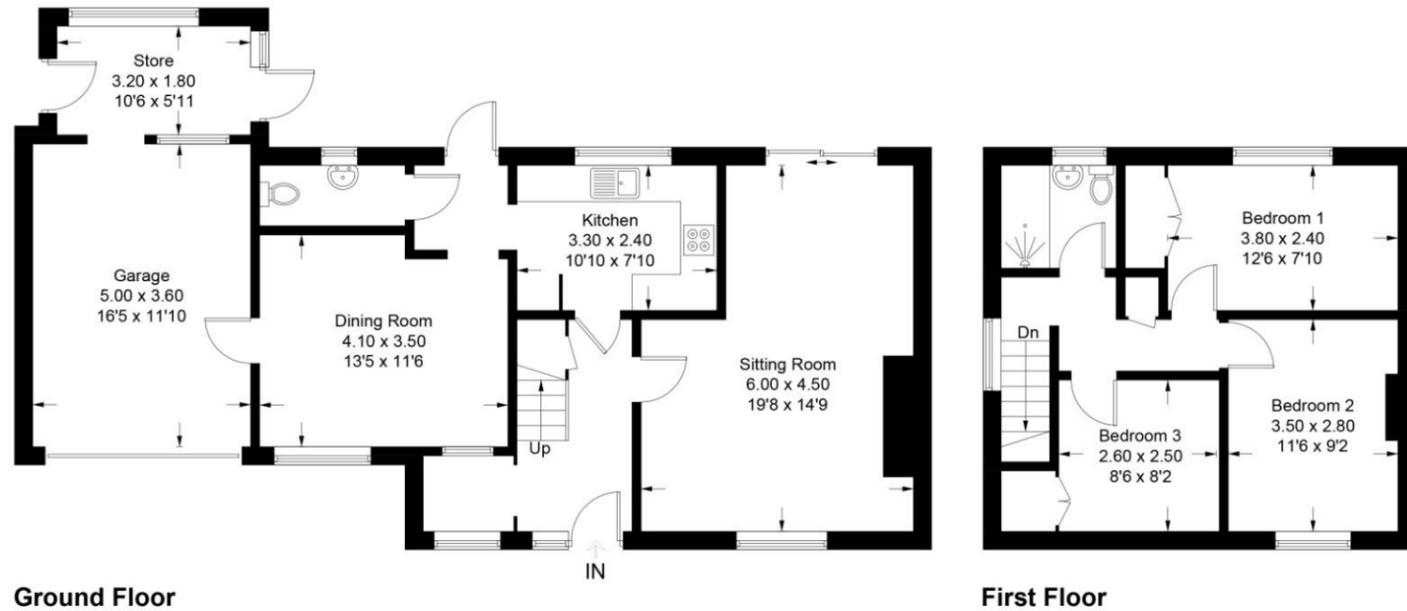


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228979)



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.

Higher Beadon, Merriott

Asking Price Of £330,000

**46 Higher Beadon
Merriott
TA16 5QU**

Key features:

- Spacious Accommodation
- Large Garden
- Driveway and Garage
- Three Double Bedrooms
- Cloakroom and Utility
- Village Location
- Gas Central Heating
- Immaculate Presentation



Why you'll like it

Beautiful family home in a highly desirable village location with large garden, garage/workshop and driveway parking. With immaculate presentation throughout, this semi-detached and extended property offers spacious and versatile accommodation in a lovely setting - village/countryside living at its best!

ENTRANCE HALL Double glazed front door opening into an attractive and welcoming entrance hall with reading nook on the left hand side. Wooden-laminate flooring and neutral decor with a burgundy red feature and beige carpet in the nook. Double glazed window to the front. Radiator and under stair storage cupboard. Solid oak interior doors throughout.

SITTING ROOM 19' 8" x 14' 9" (6m x 4.5m) Spacious dual-aspect reception room with double glazed window to the front and sliding patio doors to the rear. Neutral earth-tones decor and neutral carpet. Fireplace with oak beam mantelpiece (chimney not currently in use). Two radiators.

KITCHEN 10' 9" x 7' 10" (3.3m x 2.4m) Light and airy kitchen with attached rear hall/utility area with double glazed window and door to the rear garden. The kitchen has a range of fitted cream and wood units with bottle-green tiled walls and wooden-laminate flooring. Fitted double electric oven and 4-ring gas hob with extractor above. Appliance spaces for fridge-freezer, dishwasher and washing machine.

DINING ROOM 13' 5" x 11' 5" (4.1m x 3.5m) Second large reception room with neutral decor and wooden-laminate flooring. Opening through to the front hall providing a sense of flow through the house, and door leading to the garage. Double glazed window to the front and radiator.

WC Ground floor cloakroom with double glazed window to the rear. White toilet and handwash basin. Wooden laminate flooring and neutral decor with stone-effect tiling. Radiator.

STAIRS AND LANDING Light coloured carpeted stairs rise to the first floor landing. Neutral decor and double glazed window to the side. Airing cupboard also housing the Worcester gas combi boiler. Loft hatch giving access to the boarded attic space.

BEDROOM ONE 12' 5" x 7' 10" (3.8m x 2.4m) Double bedroom with double glazed window to the rear. Neutral carpet and decor. Radiator and fitted wardrobe.

BEDROOM TWO 8' 2" x 9' 2" (2.5m x 2.8m) Double bedroom with double glazed window to the front. Neutral carpet and pale blue decor. Radiator.

BEDROOM THREE Small double bedroom with double glazed window to the front. Neutral carpet and red/blue decor. Radiator and fitted wardrobe.

BATHROOM Attractive family bathroom with double glazed window to the rear. Cream vinyl flooring and white wall tiles with yellow trim. White toilet, pedestal basin and bath with electric shower above. White heated towel rail.

GARAGE/WORKSHOP/STORE 16' 4" x 11' 9" (5m x 3.6m) The attached garage has an 'up and over' door to the front and side door from the main house. To the rear is a wooden store/workshop area with single glazed windows and doors leading to the rear garden. To the front of the garage is driveway parking for 2 cars.

GARDEN The house benefits from gardens to the front, side and rear. The front is laid to lawn with shrubs and a stepped path to the front door. The rear garden is private and sunny, with lawn, patio and decked areas making it ideal for entertaining. There are borders to the edges with mature planting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

