

11 BEADON LANE

Merriott, TA16 5QT

Guide Price £165,000

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PROPERTY DESCRIPTION

A well presented double bedroom cottage situated in a quiet end of terrace location within the popular village of Merriott. The accommodation in brief comprises sitting room, dining room, kitchen, one double bedroom and an upstairs bathroom. To the front there is a lovely garden, garden shed and to the rear a small enclosed courtyard with a brick built shed. The property has been a successful rental, before being occupied by the current owner, and is being offered for sale with no onward chain.

Situation

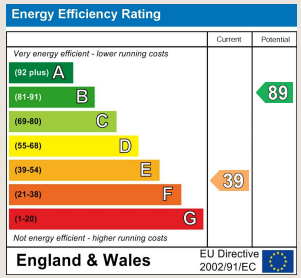
Merriott is an active village with several amenities, including a shop, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store,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













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Sitting Room

13'5" x 10'9" (4.1 x 3.3)
With a window to the front aspect, electric radiator, stairs rising to the first floor with a storage cupboard under.

Dining Area

7'9" x 6'7" (2.37 x 2.01)
With a window to the rear aspect and an electric radiator.

Kitchen

8'10" x 5'10" (2.7 x 1.8)
With a window and door to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, space for cooker, fridge/freezer, slimline dishwasher, and tiling to all splash prone areas.

Landing

Window and doors into:

Bedroom One

13'5" x 10'1" (4.09 x 3.08)
With a window to the front aspect, electric panel heater and access to the loft.

Bathroom

With a window to the rear aspect. Suite comprising panelled bath with shower over, low level WC, wash hand basin, electric radiator and tiling to all splash prone areas. An airing cupboard housing the hot water cylinder.

Rear Couryard

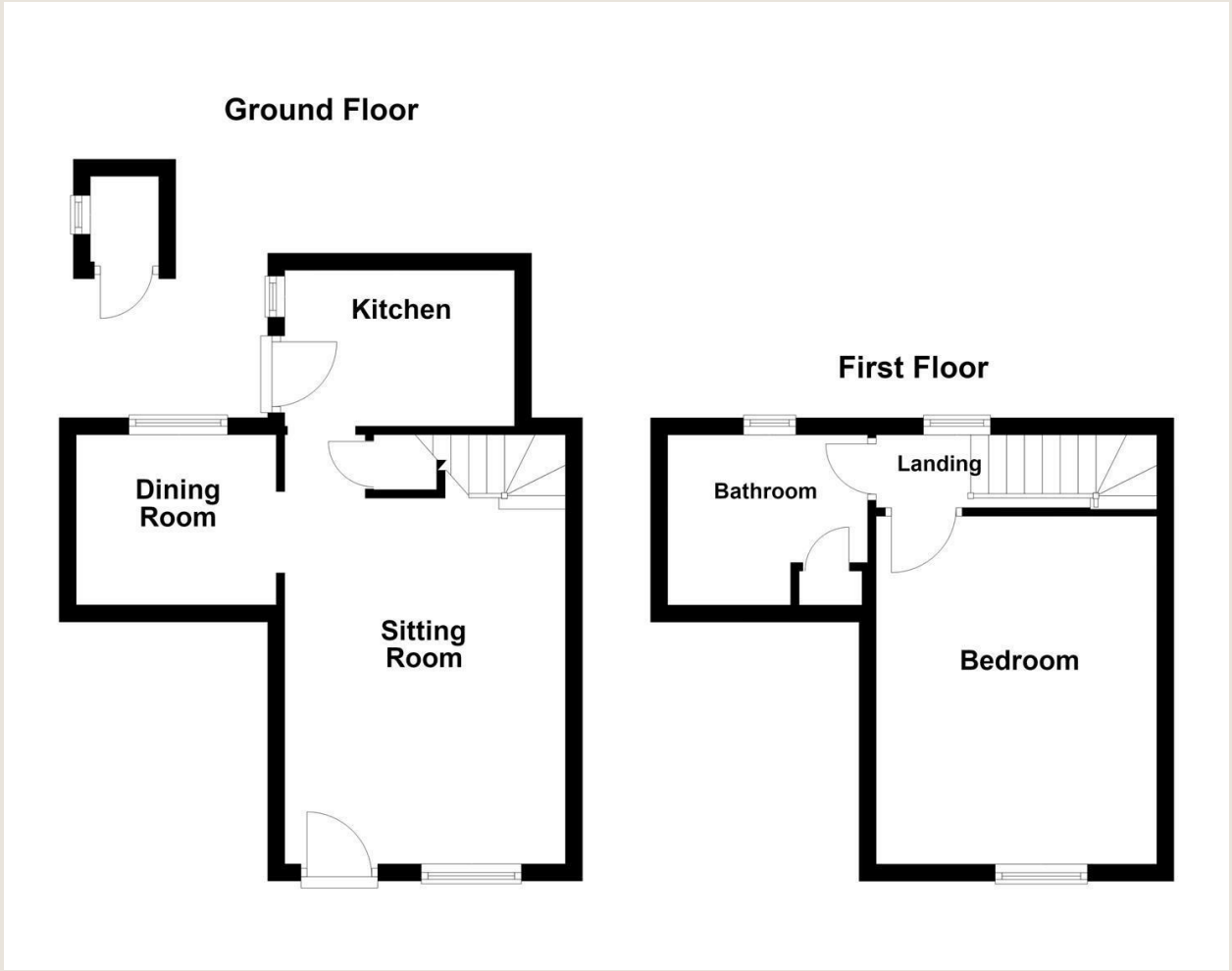
To the rear there is a small courtyard area, brick built store with plumbing for a washing machine.

Front Garden

The front garden is enclosed, laid to lawn, paved pathway and a shed.

Agents Note

Council Tax Band - B. Mains water, drainage and electricity. Thermo - dynamic electric radiators installed in 2020. There is a right of way across neighbouring properties to access No 11.





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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