



I SHYNERS TERRACE

Merriott, TA16 5NS

Price Guide £270,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom character property situated in the heart of the Village. The garden is a beautiful feature of the property and in brief the accommodation comprises entrance hall, sitting/dining room, kitchen and a shower room. On the first floor, three double bedrooms.

Situation

Merriott is an active village with several shops, including a Co-op, 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, post office, library, banks, day centre, leisure centre with swimming pool and gym, doctor's surgery, hospital, dentist, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service to London Waterloo (2½ hours) is available from the town's 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: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

With a leaded window to the front aspect, stairs rising to the first floor with storage cupboard under, radiator and tiled flooring.

Sitting/Dining Room

24'11" × 11'10" (7.34m × 3.61m)

With windows to the front and rear aspects, feature fireplace, two radiators and a television point

Kitchen

9'10" × 7'9" (3.00m × 2.36m)

With two windows to the side aspects and a door opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer and a cooker with an extractor fan over. Space for fridge/freezer and dishwasher. Worcester Bosch wall mounted gas central heating boiler and tiling to all splash prone areas.

Shower Room

With a window to the side aspect. Suite comprising large corner shower unit, low level WC, wash hand basin, built in storage cupboard, space for washing machine, radiator and tiling to all splash prone areas.

Landing

Loft access, doors into:

Bedroom One

17'10" max × 11'2" (5.44m max × 3.40m)

With two windows to the front aspect, feature fireplace and a radiator.

Bedroom Two

12'4" × 9'3" (3.76m × 2.82m)

With a window to the rear aspect, radiator and a built in wardrobe.

Bedroom Three

9'2" × 8'4" (2.79m × 2.54m)

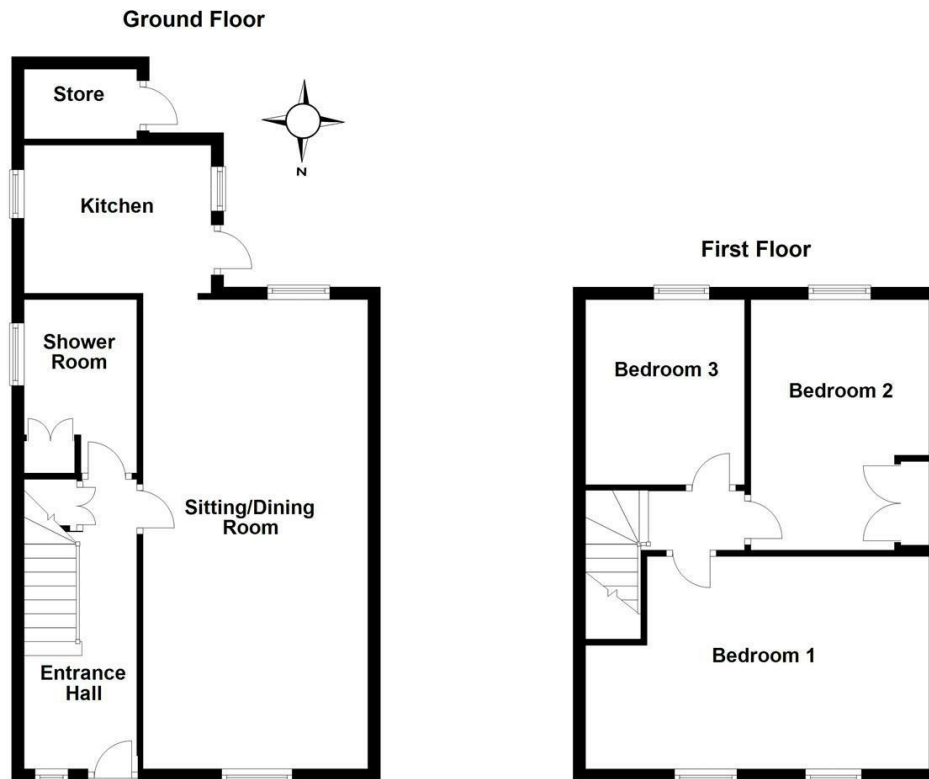
With a window to the rear aspect and a radiator.

Outside

To the front there is a planted garden area and steps lead to the front door. The rear garden is fully enclosed and a good size with various flowers and shrubs and has a good assortment of fruit trees and bushes. There is a brick built store and a large summerhouse with further store attached with light and power connected.

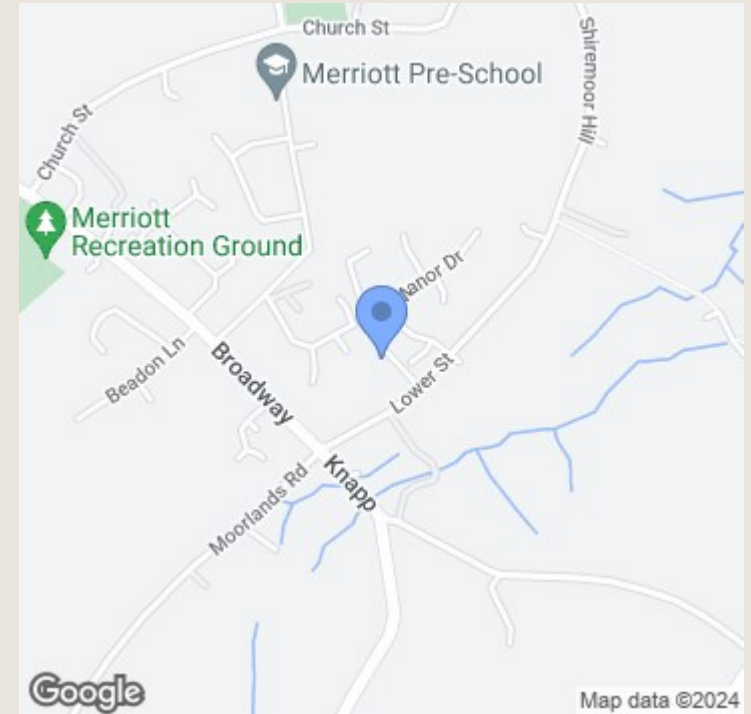
Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. Broadband speed - FTTC.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

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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)

