



**FOR SALE**

Merriott, TA16 5NQ

£140,000



Full video walk - through



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Two double bedroom character cottage in the popular and sought after village location of Merriott. The accommodation comprises sitting room, separate dining room, kitchen/diner and downstairs bathroom. Upstairs are two good size double bedrooms. To the rear of the property is a private manageable courtyard giving access to a hay loft store and additional store room. The property is in need of modernisation and would make an ideal first time purchase or investment opportunity, so an early viewing comes highly recommended. The property is subject to a flying freehold.

£140,000





## LOCATION

The village of Merriott is nestled in an attractive area which includes several shops, public house, garden centre, postoffice, pharmacy and local primary school, playing fields, Church and Village Hall. Located a few miles from the bustling town of Crewkerne which offers supermarket shopping and train connect direct to London Waterloo. Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance, along with Yeovil being a similar drive.

### Entrance Hall

Double glazed door to front and laid to carpet.

### Sitting Room - 10' 1" x 9' 1" (3.07m x 2.77m)

Front aspect double glazed window, feature open fireplace and laid to carpet.

### Dining Room - 12' 1" x 12' 0" (3.68m x 3.65m)

Rear aspect single glazed window into kitchen, feature open fireplace, stairs to first floor and laid to carpet.

### Kitchen/Diner - 22' 0" x 7' 0" (6.70m x 2.13m)

Rear aspect double glazed window, kitchen comprising a range of wall and base units with worktops over, tiled splash backs, single bowl sink, electric hob, electric oven, space for fridge/freezer, vinyl flooring, door to bathroom and double glazed door to courtyard area.

### Bathroom - 12' 11" x 6' 0" (3.93m x 1.83m)

Two side aspect double glazed windows, bath with shower over, pedestal wash hand basin, WC, vinyl flooring and tiled walls.

### Landing

Laid to carpet, storage cupboards, access to loft and doors to:

### Bedroom One - 13' 0" x 10' 0" (3.96m x 3.05m)

Front aspect double glazed window, built in wardrobe and laid to carpet.

### Bedroom Two - 13' 0" x 10' 0" (3.96m x 3.05m)

Rear aspect double glazed window, fitted wardrobe and laid to carpet.

### Courtyard Garden

Courtyard garden laid to patio with store and gated pedestrian access.

### Hay Loft

Accessed via ladder from courtyard area.



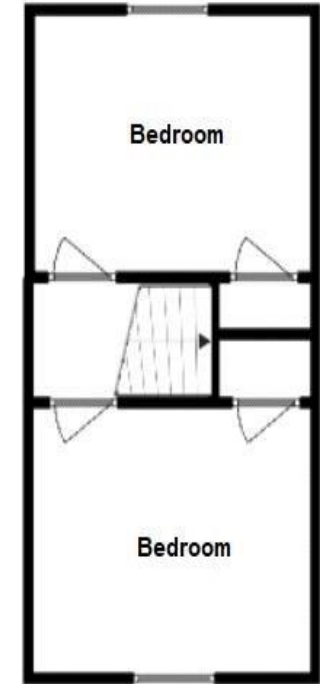
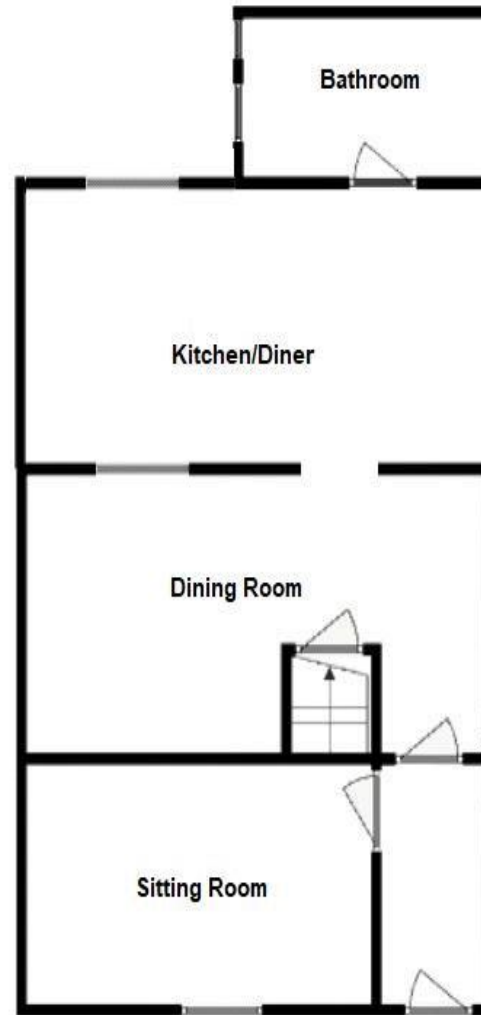
#### AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

#### Directions

When leaving Crewkerne via North Street, continue through Merriott Road and onto Knapp where the property can be found on the right hand side.



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only



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