



FOR SALE



Full video walk - through

Merriott, TA16 5QX

Offers in the Region Of £285,000



ORCHARDS
ESTATES

Deceptively spacious four bedroom semi detached family home with ample off road parking and a private enclosed garden. The accommodation comprises spacious lounge/diner, bedroom/playroom, kitchen/breakfast room, toilet and shower room on the ground floor. Upstairs are three good size bedrooms and a shower room. To the front of the property is a tarmac driveway providing off road parking for several cars and to the rear a well kept private enclosed garden. An early viewing comes highly recommended to fully appreciate all that is on offer in this highly sought after location.

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LOCATION

Entrance Hall

Double glazed door to front, laminate flooring, stairs to first floor, under stairs cupboard and radiator.

Lounge/Diner - 21' 1" x 15' 5" (6.432m x 4.690m)
'L' shaped

Two rear aspect double glazed windows, feature fireplace with log burner*, laminate flooring, storage cupboard and two radiators. *Please note the log burner will not be included in the sale*

Bedroom Three/Playroom - 11' 11" x 10' 11" (3.635m x 3.332m)

Front aspect double glazed window, laminate flooring and radiator.

Kitchen/Breakfast Room - 14' 11" x 10' 8" (4.554m x 3.241m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, space for range style cooker, cooker hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for under counter fridge, space for freestanding fridge/freezer, tiled splash back, tiled flooring, gas boiler*, radiator, sliding patio doors to rear garden and double glazed door to front. *The vendor has advised that the boiler is around 3 years old and the warranty is valid until 2024*

Shower Room

Shower cubicle, fully tiled walls, tiled floor and inset ceiling lights.

WC

Wash hand basin with vanity unit, WC, tiled walls and tiled floor.

Stairs and Landing

Front aspect double glazed window, laid to carpet and doors to:

Bedroom One - 10' 11" x 9' 6" (3.322m x 2.884m)

Front aspect double glazed window, built in wardrobes and cupboards, laid to carpet and radiator.

Bedroom Two - 10' 9" x 9' 10" (3.276m x 3.009m)

Rear aspect double glazed window. recessed wardrobe area, laid to carpet and radiator.

Shower Room

Side aspect double glazed window, shower cubicle, wash hand basin with vanity unit, WC, tiled floor, fully tiled walls and heated towel rail.

Driveway

Tarmac driveway to front accessed via double gates providing off road parking for several cars. Lean to storage shed.

Rear Garden

Steps up to a large patio seating area leading onto a lawn with planted borders of mature shrubs. Gravelled area with log store and large metal shed. The garden is enclosed by fencing and hedges and there is also an outside tap.



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		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Broadway in Merriott, take the turning into Hitchen. Follow this road round and the property can be found on the left hand side.



01460 477977 or 01935 277977



www.orchardsestates.com



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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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