



To Let

Egwood, Merriott, TA16 5QN
Monthly Rental Of £1,500



ORCHARDS
ESTATES

Tucked away and yet within easy reach of the highly sought after village of Merriott, this charming property offers plenty of space as well as the added benefit of off road parking for up to four cars. The well presented accommodation comprises entrance hall/dining room, modern fitted kitchen, separate utility room, WC and spacious lounge/diner. There are 2 staircases, one leading from the entrance hall to a landing with doors to two double bedrooms and a family bathroom. The other staircase leads from the lounge/diner up to a generous bedroom with en-suite bathroom. To the front of the property is a garden laid mainly to lawn and an off road parking area.



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LOCATION

Egwood is within close proximity of the village of Merriott which 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/Dining Room - 13' 4" x 12' 9" (4.062m x 3.883m)

Door to front, front and side aspect single glazed windows, tiled flooring, feature open fireplace, built in cupboard, stairs to first floor and radiator.

Inner Hall - 6' 2" x 5' 11" (1.868m x 1.807m)

Door to rear, tiled floor and under stairs cupboard.

Kitchen - 19' 9" x 9' 9" (6.015m x 2.983m)

Front and rear aspect single glazed windows, fitted kitchen comprising a range of wall and base units with solid wooden worktops over, one and a half bowl ceramic sink, range cooker with extractor over, integrated dishwasher, integrated under counter fridge, integrated under counter freezer, tiled splash backs and tiled flooring.

Hall - 7' 9" x 3' 9" (2.358m x 1.146m)

Rear aspect single glazed window, tiled flooring, door to utility room and door to lounge/diner.

Utility Room - 12' 0" x 3' 11" (3.669m x 1.190m)

Range of wall and base units with worktop over, space and plumbing for washing machine, gas boiler, tiled flooring and door to WC.

WC - 4' 7" x 2' 7" (1.409m x 0.787m)

Corner wash hand basin, WC, tiled flooring and extractor fan.

Lounge/Diner - 20' 0" x 13' 3" (6.086m x 4.034m)

Side and rear aspect single glazed windows, laid to carpet, door to rear, door and stairs to first floor and two radiators.

Office - 11' 5" x 6' 9" (3.489m x 2.062m)

Front aspect single glazed window, laid to carpet, under stairs cupboard and radiator.

Bedroom One - 18' 10" x 16' 5" (5.735m x 5.002m)

Side aspect single glazed window, wooden beams, laid to carpet, radiator and door to en-suite bathroom.

En-Suite Bathroom - 8' 11" x 7' 5" (2.717m x 2.257m)

Bath with mixer taps, shower cubicle, pedestal wash hand basin, WC, wooden beams, wall lights, wood flooring, extractor fan and chrome heated towel rail.

Landing - 13' 5" x 2' 9" (4.091m x 0.833m)

Rear aspect single glazed window, wood flooring and radiator.

Bedroom Two - 14' 9" x 13' 4" (4.490m x 4.061m)

Front aspect single glazed window, feature fireplace, built in wardrobe, wooden beams, laid to carpet and radiator.



Bedroom Three - 13' 6" x 8' 9" (4.123m x 2.667m)

Front aspect single glazed window, built in wardrobe, storage cupboard, access to loft space, laid to carpet and radiator.

Bathroom - 12' 5" x 7' 4" (3.778m x 2.237m)

Rear aspect Velux type window, roll top bath with mixer taps, shower cubicle, pedestal wash hand basin, WC, wood flooring, wooden beams, access to loft space, extractor fan and chrome heated towel rail.

Parking

Off road parking area for up to 4 cars.

Front Garden

Laid mainly to lawn with pathway to front door.

Directions

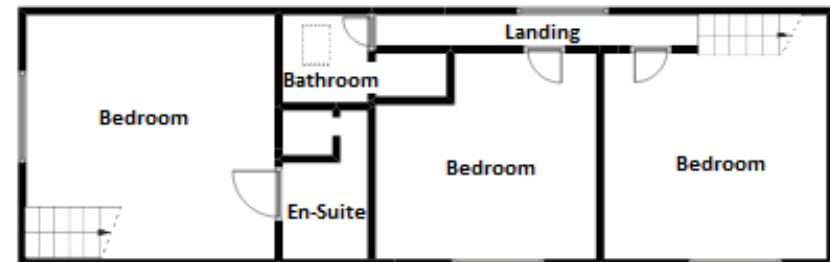
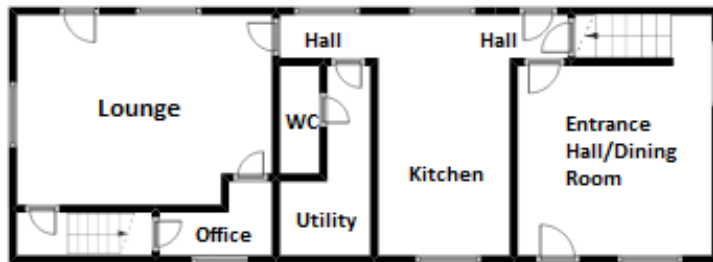
From the roundabout in Merriott proceed along Broadway. Continue along this road and past Merriott Road turning. Take the next left which will be signposted Egwood where the property can be found on the left hand side.

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		
69-80	C		78 c
55-68	D		
39-54	E	46 e	
21-38	F		
1-20	G		

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



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