

8 OLD HITCHEN

Merriott, TA16 5RG

Guide Price £220,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A two bedroom end terrace character cottage situated on a lane in a popular village location. In brief the accommodation comprises sun room, sitting room, inner hall, kitchen/dining room, store room, cloakroom, two bedrooms and a bathroom. Outside there is an enclosed rear garden which is mainly laid to lawn. The property is being sold with no onward chain.

Situation

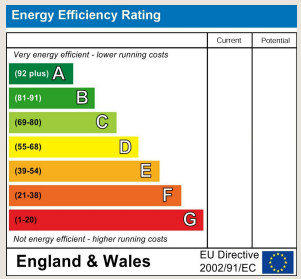
Merriott is an active village with several amenities, including a shop, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store,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













PROPERTY DESCRIPTION

Sun Room

17'9" x 7'8" (5.43m x 2.36m)
With uPVC windows and a door opening out into the garden. Tiled floor.

Sitting Room

13'5" x 11'8" (4.11m x 3.58m)
With dual aspect windows to the front and rear. Inglenook fireplace with electric fire, shelving, storage, wall lights and a radiator.

Inner Hall

With window to the front, stairs rise to the first floor, radiator.

Kitchen / Dining Room

12'1 x 9'7 (3.68m x 2.92m)
With dual aspect windows. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink and drainer with mixer tap. Space for fridge, oven, and plumbing for washing machine and tiling to all splash prone areas.

Storage Room

5'9" x 5'9" (1.77 x 1.77)
Window overlooking lane, wall mounted gas central heating boiler and a radiator.

Cloakroom

Suite comprising low level WC, wash hand basin and an extractor fan.

Landing

Two windows overlooking the front, night storage heater and a radiator.

Bedroom One

11'6 x 12'1 (3.51m x 3.68m)
With a window to the front aspect. Storage cupboard housing the immersion heater and access to the loft.

Bedroom Two

9'7 x 6'5 (2.92m x 1.96m)
With a window to the rear aspect and a radiator.

Bathroom

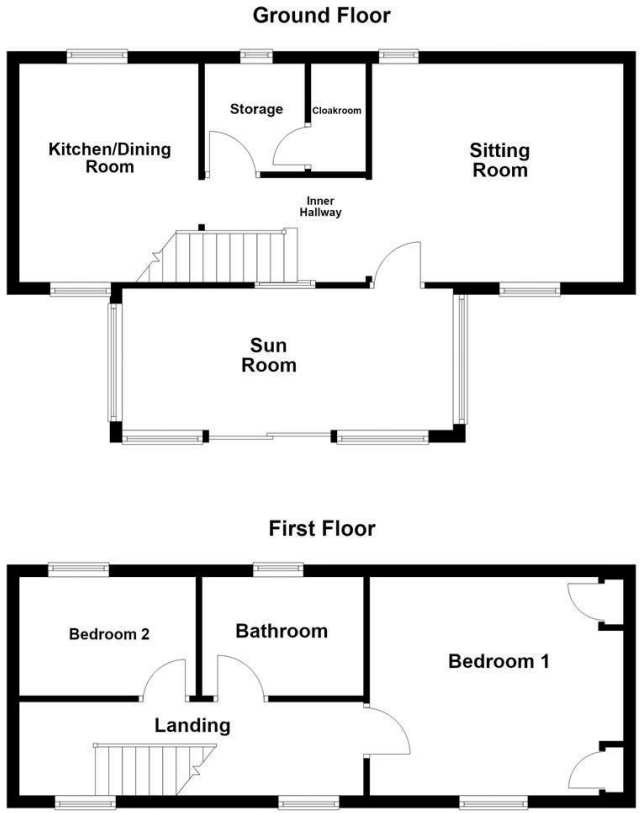
8'7 x 6'5 (2.62m x 1.96m)
With a window to the rear aspect. Suite comprising bath with electric shower, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

Outside

To the front of the property, the garden space is enclosed, and has two patio areas. with the remainder to lawn with timber shed. A gate gives access to the lane alongside and to the rear of the property is the lane which the owners use for parking.

Agents Note

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





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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