

for sale

offers over **£260,000**



Shyners Terrace Merriott TA16 5NS

A three-bedroom home offering spacious accommodation throughout, including a dual-aspect lounge/diner, fitted kitchen and ground floor bathroom. The property enjoys an enclosed rear garden with mature trees, fruit trees and a summerhouse with power.

Shyners Terrace Merriott TA16 5NS

This three-bedroom home offers well-proportioned accommodation and presents an excellent opportunity for buyers looking to put their own stamp on a property. The ground floor comprises a spacious dual-aspect lounge/diner, a fitted kitchen and a conveniently located bathroom, while the first floor provides three bedrooms.

The property enjoys an abundance of natural light throughout, with the lounge/diner benefiting from windows to both the front and rear aspects. Outside, the rear garden offers a variety of mature trees and shrubs, including pear and apple trees, creating a pleasant outdoor space to enjoy.

Further benefits include a useful summerhouse with power, offering versatile use as a hobby room, workspace or additional storage. With plenty of potential both inside and out, this home is well suited to first-time buyers, families or investors alike.



Entrance Hall

A welcoming entrance hall featuring a single glazed window to the front aspect, radiator, and staircase rising to the first floor. There is also a useful understairs storage cupboard providing practical space for coats, shoes and household items.

Lounge / Diner

A spacious dual-aspect lounge/diner enjoying natural light from double glazed windows to both the front and rear elevations. The room features a decorative gas fireplace (currently disconnected) and two radiators, offering ample space for both comfortable seating and dining furniture.

Kitchen

Fitted with a range of low-level units complemented by worktops, the kitchen benefits from a double glazed window and door to the side aspect. There is space for an electric oven, fridge freezer and dishwasher, along with a stainless steel sink and drainer, Neff cooker hood, and wall-mounted boiler.

Shower Room

Conveniently located on the ground floor, the bathroom is fitted with a shower cubicle, wash hand basin and WC. A double glazed window to the side aspect provides natural light and ventilation, while additional features include a storage cupboard, space and plumbing for a washing machine, radiator and extractor fan.

Landing

Providing access to all first-floor accommodation and benefiting from loft access.

Bedroom One

A generously sized principal bedroom featuring two double glazed windows to the front aspect, allowing for plenty of natural light, and a radiator.

Bedroom Two

A well-proportioned double bedroom with a double glazed window overlooking the rear garden, built-in double wardrobe providing excellent storage, and a radiator.

Bedroom Three

A comfortable bedroom with a double glazed window to the rear aspect and radiator.

Outside

Front

Approached via steps leading up to the front entrance door.

Rear Garden

The enclosed rear garden offers a patio seating area with steps leading to a raised section. Well stocked with a variety of mature trees and shrubs, including pear and apple trees, the garden also benefits from pathways surrounding the property and fenced boundaries providing a good degree of privacy.

Summerhouse

A useful summerhouse equipped with power, offering versatile space for hobbies, storage, or a garden retreat.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 88.9 m² (957 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: YOV314479 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: C

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