

WINDERMERE BROADWAY

Merriott, TA16 5QH

Price Guide £395,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented three bedroom detached bungalow situated in a secluded position with the benefit of large outbuildings, a double garage and generous gardens, 0.4 of an acre. The accommodation in brief comprises entrance hall, sitting room, kitchen/breakfast room, utility room, cloakroom, reception/dining room, three bedrooms with an ensuite to the master, family bathroom and stairs to the loft space which would make an excellent hobby room. CASH BUYERS ONLY, for more information, please refer to the Agents note or contact the office.

Situation

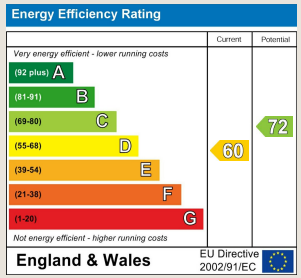
Merriott is an active village with several shops, including a shop, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store, post office, library, banks, day centre, leisure centre with swimming pool and gym, doctor's surgery, hospital, dentist, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service to London Waterloo (2½ hours) is available from the town's 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

South Somerset Council Tax Band: C
Tenure: Freehold
EPC Rating: D













PROPERTY DESCRIPTION

Entrance Hall
Radiator.

Sitting Room

18'10 max x 11'5 max (5.74m max x 3.48m max)
With dual aspect windows to the front and side aspects, two radiators and a television point.

Kitchen/Breakfast Room

19'3" x 13'5" (5.87 x 4.11)
With dual aspect windows front and rear and a door opening out into the garden. Fitted kitchen comprising base units, shelving, drawers and work surfaces over. Stainless steel sink/drainer, gas hob, electric oven and an extractor fan over. Space for fridge/freezer and dishwasher. Loft access, radiator and tiling to all splash prone areas.

Utility Room

13'8" max x 8'1" max (4.18 max x 2.48 max)
With a window to the front aspect and a door to the rear opening out into the garden. Storage cupboard, work surfaces, plumbing for washing machine and tumble dryer.

Cloakroom
With a window to the rear aspect, suite comprising low level WC and a wash hand basin.

Dining Room/Reception Room

23'3" max x 10'0" max (7.11 max x 3.05 max)
With a window to the side aspect and french doors to the rear opening out into the garden. Radiator, feature fireplace, television point and stairs rising to the loft space.

Master Bedroom

18'1" max x 10'0" (5.52 max x 3.05)
With a window to the side aspect and a radiator. Arch into dressing room area and a door into the ensuite.

Ensuite
With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Bedroom Two

10'0" x 8'5" (3.05 x 2.57)
With a window to the side aspect and a radiator.

Bedroom Three

10'0" x 8'3" (3.07 x 2.54)
With a window to the side aspect, radiator and built in wardrobes.

Shower Room
With a window to the side aspect. Suite comprising large shower, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Loft Space

20'5 x 10'8 (6.22m x 3.25m)
With windows to both sides and rear and a radiator.

Barn

47'9" x 38'8" (14.57 x 11.8)

Storage/workshop

25'9" x 15'3" (7.87 x 4.65)
Double doors, pedestrian door and an inspection pit.

Garage

18'9" x 11'1" (5.74 x 3.40)
Up and over door and a pedestrian door to the side.

Garage

18'9" x 9'1" (5.74 x 2.77)
Up and over door.

Outside
There is shared graveled turning area which leads to the double garage and ample parking. The garden is a generous size, mainly laid to lawn, pleasant seating areas including the patio and decking, flower borders, variety of trees and attractive graveled areas.

Agents Note
Council Tax Band - C. Mains water, drainage, gas and electricity. The gas central heating was installed in 2014, last serviced in November 2024. The seller has replaced part external wall of woolaway structure with new cavities in 2011, which has been signed off by building regulations, however, the seller has been unable to obtain a PRC certificate, due to further works being required to sign off the works enabling a buyer to get a mortgage - please contact the office for further information prior to arranging a viewing. The loft space was created in 2006. The driveway is initially shared with the neighbouring property. The property is being sold with no onward chain.





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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