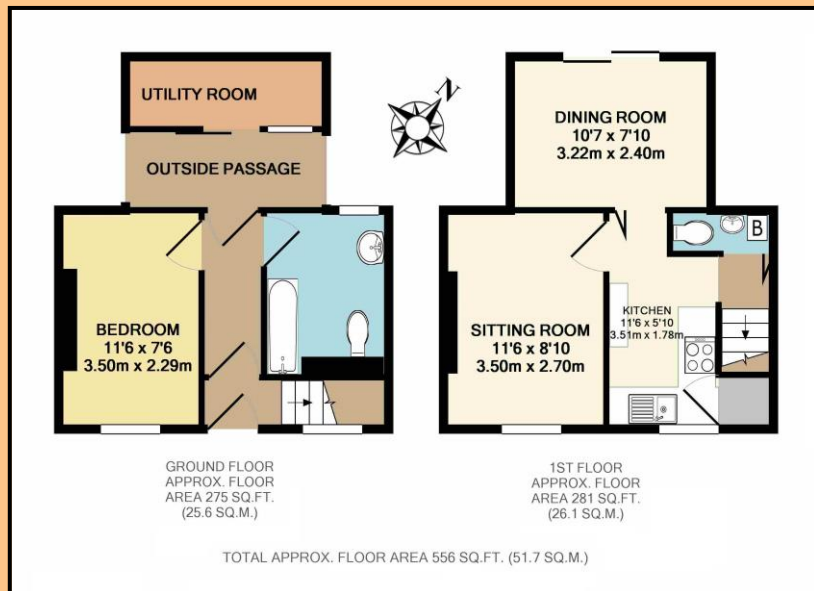




Guide Price: £165,000

Lower Street, Merriott, Somerset TA16 5NL

NO ONWARD CHAIN. A characterful 'upside down' hamstone built terraced cottage with 1 double bedroom and a very good size enclosed rear garden, all situated towards the village centre of Merriott. The property comprises; entrance hall, inner hall, ground floor double bedroom, white suite bathroom, first floor sitting room, separate dining room with access to the garden, modern fitted kitchen and a cloakroom. Further benefits from double glazing, gas fired heating and an outside utility room. EPC: D (65)



Approach

Approached from the main public footpath to a solid timber front door opening to:

Entrance Hall

With stairs rising to the first floor, single panel radiator and coat hanging space. Door to:

Inner Hall

With access to outside via a timber stable door and doors to both;

Bedroom: 11' 6" x 7' 6" (3.50m x 2.29m)

Double glazed window to the front aspect, single panel radiator and a display alcove.

Bathroom: 7' 5" x 6' 6" (2.25m x 1.99m)

Fitted with a white three piece suite comprising; panel bath with taps and a wall mounted thermostatic shower over. Wash hand basin and pedestal with taps over. Low level WC. Wall tiling to splash prone areas, single panel radiator, wall mounted electric Dimplex heater and an obscure double glazed window to the rear aspect.

First Floor Landing

Double glazed window to the front aspect on the half landing and a bi-folding door to:

Cloakroom: 5' 8" x 2' 4" (1.72m x 0.70m)

Fitted with a white two piece suite comprising; low level WC and a wall mounted wash hand basin with taps and a tiled splash back over. Wall mounted gas fired Baxi combination boiler with separate digital control panel.

Kitchen: 11' 6" x 5' 10" (3.51m x 1.78m)

Fitted with a modern range of 'Shaker' style wall and base units, rolled edge worktops over and all complemented by tiled splash-backs. Inset stainless steel bowl and drainer with mixer tap over. Built-in oven with hob over. Space for an under-counter fridge. Double glazed window to the front aspect, single panel radiator,

wood effect laminate flooring, built-in over-stairs storage cupboard and access to the roof void.

Sitting Room: 11' 6" x 8' 10" (3.50m x 2.70m)

Double glazed window to the front aspect, single panel radiator and a TV aerial point.

Dining Room: 10' 7" x 7' 10" (3.22m x 2.40m)

Double glazed sliding patio doors opening to the rear garden and a single panel radiator.

Utility Room: 10' 6" x 2' 10" (3.21m x 0.86m)

Located on the ground floor via the rear stable door opening to the rear shared passageway. Space and plumbing for a washing machine and space for an upright freezer. Water tap and a single glazed window.

Outside

The property benefits from a very good size enclosed rear garden of which is accessed from the first floor dining room doors. A paved patio seating area leads on to the main lawn with borders filled with a good variety of mature shrubs and small trees. A separate fenced garden to the rear boundary has space for a summerhouse and shared rear access with the neighbouring properties. Rear shared access passage on the ground floor to the property.

Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: D (65)

Services: Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

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