

5 Market Square, Crewkerne, Somerset TA18 7LE Tel: 01460 73777 Fax: 01460 73088 email: crewkerne@lawrences.property



**1 OSBORNE PLACE
MERRIOTT
TA16 5NP**

PRICE £395,000

A RECENTLY BUILT DETACHED FOUR BEDROOM HOUSE SITUATED IN A SMALL CUL DE SAC OF JUST THREE OTHER SIMILAR PROPERTIES IN THE HEART OF THIS POPULAR SOUTH SOMERSET VILLAGE AND HAVING GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.

1 Osborne Place, Merriott, Somerset, TA16 5NP

SITUATION

Merriott is a popular village situated about two miles north of the small country market town of Crewkerne. The village offers a good range of local amenities including several stores, post office, butcher, inns, parish church, primary school, recreation ground and local bus service. Crewkerne with its main line railway station (Waterloo-Exeter) and a wide range of amenities including Waitrose superstore is 2 miles, Yeovil 9 miles and the Dorset Coast 17 miles.

THE PROPERTY

The property is a modern detached house built in recent years of traditional cavity wall construction with brick elevations under a slate, felted and insulated roof. The accommodation, which has been very well maintained by the present owner, is presented to the market in excellent decorative order throughout benefiting from gas fired central heating with radiators and double glazed windows. An internal inspection is strongly recommended to fully appreciate this fine home.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, radiator, laminate flooring, coved ceiling, telephone point.

CLOAKROOM

Low level WC, wash hand basin, ceramic tiled flooring, radiator, window to front.

SITTING ROOM

22' 9" x 12' 0" (6.93m x 3.65m)

Attractive stone fireplace with multi fuel stove, laminate flooring, coved ceiling, two double radiators, TV aerial point, four wall light points, window to rear, archway to

CONSERVATORY

14' 8" max x 12' 8" (4.47m max x 3.86m)

Double opening doors to rear garden, stone window sills, wooden flooring, exposed stone walling.

KITCHEN

11' 5" x 10' 4" (3.48m x 3.15m)

One and a quarter bowl single drainer inset sink unit with cupboards under, full range of wall and base units, double glazed display unit, integrated dishwasher, integrated fridge, four ring gas hob with cooker hood over, built in double oven, radiator, laminated worktops with ceramic tiled splashbacks, ceramic tiled flooring.

FIRST FLOOR

LANDING

Coved ceiling, access to roof space.

BEDROOM 1

11' 10" x 9' 1" (3.60m x 2.77m) plus door recess

Double radiator, coved ceiling, telephone point, window to rear.

EN SUITE SHOWER

Shower cubicle with Mira 415 shower and folding glazed doors, wash hand basin, low level WC, fully tiled walls, extractor fan, radiator.

BEDROOM 2

12' 7" x 10' 6" (3.83m x 3.20m)

Telephone point, TV aerial point, double radiator, coved ceiling, window to front.

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BEDROOM 3

22' 0" x 9' 8" (6.70m x 2.94m) max floor measurement

Two Velux windows to front, two Velux windows to rear, sloping ceilings, radiator, polished floor boards, eaves storage cupboards, TV aerial point.

BEDROOM 4

10' 0" x 8' 2" (3.05m x 2.49m)

Radiator, coved ceiling, TV aerial point, window to rear.

BATHROOM

9' 8" x 6' 2" (2.94m x 1.88m)

Panelled bath, pedestal wash hand basin, low level WC, fully tiled walls, ceramic tiled flooring, shaver point, coved ceiling, extractor fan, radiator, built in cupboard with radiator.

OUTSIDE

Front garden mainly laid to lawn with flower beds and shrubs. Driveway with off road parking leading to **GARAGE**. Enclosed rear garden with paved patio and paved steps to lawned area surrounded by flower beds and shrubs. Detached summerhouse.

SERVICES

All main services are connected.

COUNCIL TAX

Council tax band E. Annual amount payable for the current year 2018/19 £2070.24. (South Somerset District Council).

BROADBAND

Standard average broadband speed Mbps. (Information retrieved from Rightmove)

THE PROPERTY OMBUDSMAN

Lawrences Property Ltd is a member of the TPO scheme and subscribe to this code of practice.

DIRECTIONS

From our office in the Market Square proceed out of Crewkerne along North Street (A356 Ilminster) and on the edge of town turn left as signposted Merriott. Continue into the village and at the second mini roundabout turn right into Lower Street. Osborne Place will then be found a short distance along on the left hand side.



VIEWING

By prior appointment call **01460 73777**

Please note that our room sizes are now quoted in metres to the nearest 1/10th of a metre on a wall to wall basis. The imperial equivalent included in the brackets is only intended as an approximate guide and the enclosed floor plan is not to scale and should be used only as a guide.

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do so when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items will be included in the sale.

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Floor Plan and EPC to follow