

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



**3 GREYS ROAD
MERRIOTT
TA16 5PD**

PRICE £225,000

A MODERN SEMI DETACHED THREE BEDROOM FAMILY HOME SITUATED IN THE HEART OF THIS POPULAR SOUTH SOMERSET VILLAGE AND HAVING SOME PLEASANT VIEWS OVER THE VILLAGE ITSELF AND ONTO SURROUNDING COUNTRYSIDE.

3 Greys Road, Merriott, Somerset, TA16 5PD

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 is 2 miles, Yeovil 9 miles and the Dorset Coast 17 miles.

THE PROPERTY

The property is a modern semi detached house built in recent years of traditional cavity wall construction with reconstituted stone elevations under a tiled, felted and insulated roof. The accommodation, which benefits from gas fired central heating with radiators and double glazed windows, enjoys a pleasant east/south easterly aspect to the rear and has level enclosed rear gardens and some views over the village and surrounding countryside.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor.

SITTING ROOM

12' 4" x 12' 0" (3.76m x 3.65m)

Reconstructed stone fireplace with fitted Living Flame gas fire with back boiler supplying domestic hot water and water for central heating circulation, wooden mantle and matching shelving and TV shelf, laminate flooring, radiator, window to front, under stairs storage cupboard, archway to

DINING ROOM

8' 4" x 8' 9" (2.54m x 2.66m)

Laminate flooring, radiator, window to rear, sliding door to

KITCHEN

8' 8" x 8' 5" (2.64m x 2.56m)

Inset single drainer stainless steel sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops, ceramic tiled flooring, space and plumbing for washing machine, space for fridge/freezer, space for electric cooker, window and door to rear.

FIRST FLOOR

LANDING

Radiator, window to side, access to roof space, airing cupboard with lagged hot water tank and electric immersion heater.

BEDROOM 1

10' 10" x 8' 6" (3.30m x 2.59m)

Built in storage cupboard, built in wardrobe, TV aerial point, radiator, window to front.

BEDROOM 2

8' 9" x 8' 7" (2.66m x 2.61m)

Radiator, laminate flooring, window to rear with far reaching views over the village.

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BEDROOM 3

8' 7" x 8' 5" (2.61m x 2.56m)

Window to rear with far reaching views over the village, radiator, laminate flooring.

BATHROOM

Panelled bath with Triton electric shower over and glazed side screen, pedestal wash hand basin, low level WC, radiator, window to front.

OUTSIDE

Front garden laid to gravelled beds interspersed with shrubs. Tarmac driveway leading to **GARAGE** with up and over door. Rear garden enclosed and mainly laid to lawn with well stocked flower beds and shrubs, paved patio area, small greenhouse, wooden garden store.

SERVICES

All main services are connected.

COUNCIL TAX

Council tax band C. Annual amount payable for the current year 2017/18 £1428.43. (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 turning right at the second roundabout into Lower Street. Take the first left into Manor Drive and then second left into Greys Road. Number 3 will then be found 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.

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.

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Floor Plan and EPC to follow