

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



**5 MANOR DRIVE
MERRIOTT
TA16 5NT**

PRICE £210,000

A SPACIOUS IMMACULATE EXTENDED SEMI DETACHED THREE BEDROOM BUNGALOW PLEASANTLY SITUATED IN THE HEART OF THIS POPULAR SOUTH SOMERSET VILLAGE.

5 Manor Drive, Merriott, Somerset, TA16 5NT

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 bungalow built in recent years of traditional cavity wall construction with reconstituted stone elevations under a tiled, felted and insulated roof. The accommodation, which has been well maintained by the present owner, is presented to the market in excellent decorative order throughout benefiting from gas fired central heating with radiators, double glazed windows and a good size level garden to the rear. An internal inspection is strongly recommended to fully appreciate this home.

ACCOMMODATION

ENTRANCE HALL/STUDY AREA

Radiator, door to

SITTING ROOM

16' 4" x 14' 3" (4.97m x 4.34m)

Marble effect fireplace with fitted Living Flame gas fire and matching hearth, coved ceiling, TV aerial point, two radiators, four wall light points, window to front, telephone point.

KITCHEN

9' 5" x 7' 10" (2.87m x 2.39m)

Single drainer stainless steel one and a quarter bowl inset sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops, ceramic tiled splashbacks, Moffat cooker hood, gas cooker point, space and plumbing for washing machine, space for fridge, window and door to side, chrome radiator/towel rail, coved ceiling with inset ceiling spotlights.

INNER HALL

Access to roof space via folding loft ladder, storage cupboard.

BEDROOM 1

15' 0" x 12' 6" (4.57m x 3.81m)

Range of built in fitted wardrobes with overhead cupboards over, double bed recess, coved ceiling, radiator, double glazed sliding patio doors to rear garden, window to rear.

BEDROOM 2

10' 4" x 7' 11" (3.15m x 2.41m)

Window to rear, radiator, coved ceiling, built in wardrobe with cupboards over.

BEDROOM 3

8' 11" x 8' 11" (2.72m x 2.72m)

Built in wardrobe with two sliding doors, radiator, Velux window, small window to side.

SHOWER ROOM

Glazed shower cubicle with thermostatic shower, pedestal wash hand basin, low level WC, ceramic tiled splashbacks, inset spot lights, radiator/towel rail, window to side.

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OUTSIDE

Front garden with lawned area, gravelled flower bed and well stocked flower bed. Driveway with off road parking for at least two cars leading to INTEGRAL GARAGE with up and over door, light and power, gas boiler supplying domestic hot water and water for central heating circulation. The rear garden is enclosed and mainly laid to lawn with large crazy paved patio, flower beds, outside lighting and tap, wooden garden shed.

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 subscribes to this code of practice.

AGENTS NOTE

All white goods and carpets are included in the price.

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 and then left into Manor Drive. Number 5 will then be found further along on the left hand side.



VIEWING

By prior appointment call **01460 73777**

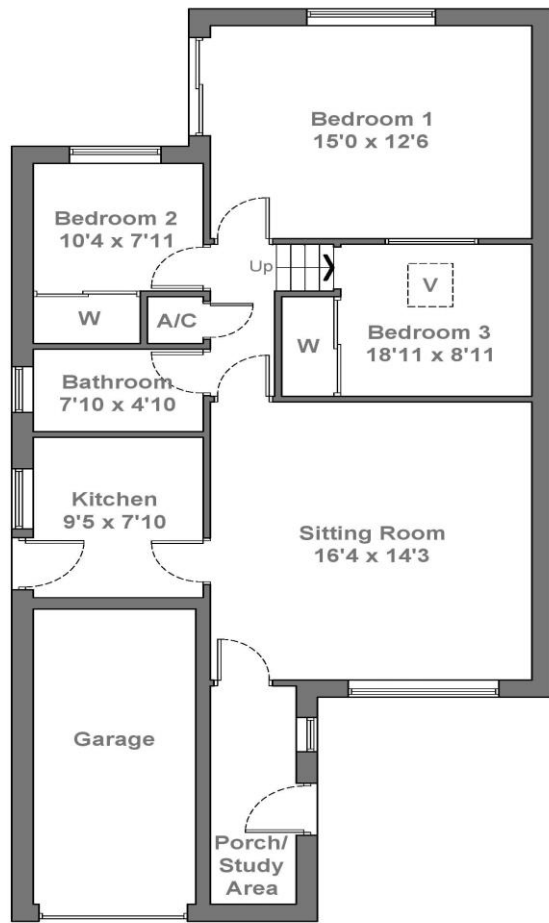
Please note that our room sizes are now quoted in metres to the nearest 1/10th of a metre on a wall to wall basis. The imperial equivalent included in the brackets is only intended as an approximate guide and the enclosed floor plan is not to scale and should be used only as a guide.

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.

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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Drawing produced for illustrative purposes only. Please note that all measurements, positioning, and any other data shown are approximate and the drawing is not to scale.

EPC to follow