

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



**29 GREYS ROAD
MERRIOTT
TA16 5PD**

PRICE £279,950

A SPACIOUS DETACHED THREE BEDROOM BUNGALOW SITUATED AT THE HEAD OF THIS RESIDENTIAL CUL DE SAC IN THE HEART OF THE POPULAR SOUTH SOMERSET VILLAGE OF MERRIOTT

29 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 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 good decorative order throughout benefiting from gas fired central heating with radiators and double glazed windows throughout. A pleasant quiet location and an internal inspection is strongly recommended.

ENTRANCE PORCH

Door to

ENTRANCE HALL

Access to roof space via folding loft ladder, airing cupboard with lagged hot water tank and Ideal gas fired boiler supplying domestic hot water and water for central heating circulation, radiator.

SITTING ROOM

13' 9" x 12' 6" (4.19m x 3.81m)

Window to front, attractive feature fireplace with electric fire, TV aerial point, radiator, coved ceiling, dado rail.

KITCHEN/DINING ROOM

19' 9" x 9' 0" (6.02m x 2.74m)

One and a quarter bowl single drainer inset sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops, ceramic tiled splashbacks, ceramic tiled flooring, plumbing for washing machine, coved ceiling, electric cooker point, fitted cooker hood, TV aerial point, plumbing for dishwasher, space for fridge/freezer, radiator, door to outside, double opening doors to conservatory.

CONSERVATORY

9' 5" x 8' 9" (2.87m x 2.66m)

Ceramic tiled flooring, double opening doors to outside, radiator.

COVERED STORAGE AREA

Situated off the kitchen with doors to front, rear and garage.

BEDROOM 1

11' 3" x 10' 0" (3.43m x 3.05m)

Radiator, window to front, coved ceiling.

BEDROOM 2

9' 9" x 8' 10" (2.97m x 2.69m)

Window to rear, radiator, built in cupboard.

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BEDROOM 3

10' 5" x 6' 7" (3.17m x 2.01m)

Radiator, window to rear.

SHOWER ROOM (RECENTLY REFITTED)

Walk in shower cubicle with glazed side screen and thermostatic shower, pedestal wash hand basin, low level WC, fully tiled walls, ceramic tiled flooring, under floor heating, window to side, radiator.

OUTSIDE

To the front of the property there is a good sized area of lawn. Driveway with parking for one car leading to **GARAGE** with up and over door, light and power, personal door into covered storage area. Enclosed rear garden landscaped with terraced areas of Cornish slate and gravel beds with sleepers, numerous shrubs, paved patio area, detached wooden garden store.

SERVICES

All main services are connected.

COUNCIL TAX

Council tax band D. Annual amount payable for the current year 2018/19 £1693.83 (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.



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 MISEDDESCRIPTIONS 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