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**BRAMBLE NOOK
MOORLANDS ROAD
MERRIOTT
TA16 5NF**

PRICE Offers in the Region Of £400,000

A 1970S DETACHED THREE BEDROOM, TWO RECEPTION ROOM HOUSE SITUATED IN THIS IDYLIC LOCATION WITHIN THE SOUGHT AFTER SOUTH SOMERSET VILLAGE OF MERRIOTT, HAVING A WALLED FRONT GARDEN, LARGE REAR GARDEN AND VIEWS OVER OPEN FARMLAND TO THE FRONT.

Bramble Nook, Moorlands Road, Merriott, Somerset, TA16 5NF

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 by the present owners in the early 1970s of traditional cavity wall construction with reconstituted stone elevations under a tiled, felted and insulated roof. The accommodation benefits from gas fired central heating with radiators, recently fitted UPVC double glazed windows and doors and cavity wall insulation. Having a walled front garden and large enclosed rear garden, this property is set in a favoured location within the village and would make an ideal family home. An internal inspection is most strongly recommended.

GROUND FLOOR

ENTRANCE PORCH

Glazed door to

ENTRANCE HALL

Stairs to first floor, radiator, smoke alarm.

CLOAKROOM

Low level WC, wash hand basin, window to rear.

SITTING ROOM

16' 0" x 13' 9" (4.87m x 4.19m) max

Reconstituted stone fireplace with wooden mantle, polished stone hearth and fitted wood burner, window to front, double opening doors to rear, TV aerial point, two double radiators, understairs storage cupboard with light.

DINING ROOM

16' 0" x 10' 0" (4.87m x 3.05m) extending to 11'7" (3.53m)

Window to front, double radiator, door to

KITCHEN

10' 0" x 9' 8" (3.05m x 2.94m)

Double drainer stainless steel sink unit with cupboards under, m range of wall and base units, rounded edge laminated worktops, space for fridge/freezer, electric cooker point, stand up larder unit, dual aspect windows overlooking rear garden, fluorescent strip light.

UTILITY ROOM

6' 7" x 0' 5" (2m x 0.13m)

Single drainer stainless steel sink unit with cupboards under, plumbing and space for washing machine, radiator, door to

GARAGE

15' 8" x 9' 3" (4.77m x 2.82m)

Electric up and over door.

CONSERVATORY

7' 4" x 6' 8" (2.23m x 2.03m)

Window overlooking garden, door to outside.

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FIRST FLOOR

GALLERIED LANDING

Picture window to rear, airing cupboard containing factory lagged hot water tank and electric immersion heater, wall mounted gas boiler supplying domestic hot water and water for central heating circulation.

BEDROOM 1

16' 0" x 9' 0" (4.87m x 2.74m) to front of wardrobes

Full range of wardrobes with storage cupboards over, dual aspect windows, two radiators, views over farmland.

BEDROOM 2

10' 4" x 9' 8" (3.15m x 2.94m)

Built in wardrobe with two sliding doors, radiator, window to front with views over farmland.

BEDROOM 3

10' 4" x 6' 7" (3.15m x 2.01m)

Window to front with views over farmland, built in wardrobe, radiator.

BATHROOM

10' 0" x 6' 0" (3.05m x 1.83m)

Panelled bath with Gainsborough electric shower, pedestal wash hand basin, low level WC, ceramic tiled splashbacks, window to rear, infra red wall heater, ladder towel rail.

OUTSIDE

Double opening gates lead to a walled front garden with lawned areas, well stocked flower beds, shrubs, aluminium framed greenhouse, detached wooden garden shed and a large driveway providing off road parking for several cars. Side access leads to a good sized enclosed rear garden mainly laid to lawn with flower beds, paved patio area, outside tap and light.

SERVICES

All main services are connected.

COUNCIL TAX

Council tax band E. Annual amount payable for the current year 2018/9 £2070.24. (South Somerset District Council).

BROADBAND

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

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 left at the second mini roundabout into Moorlands Road. The property will then be found a short distance along on the left hand side.



VIEWING

By prior appointment call **01460 73777**

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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.

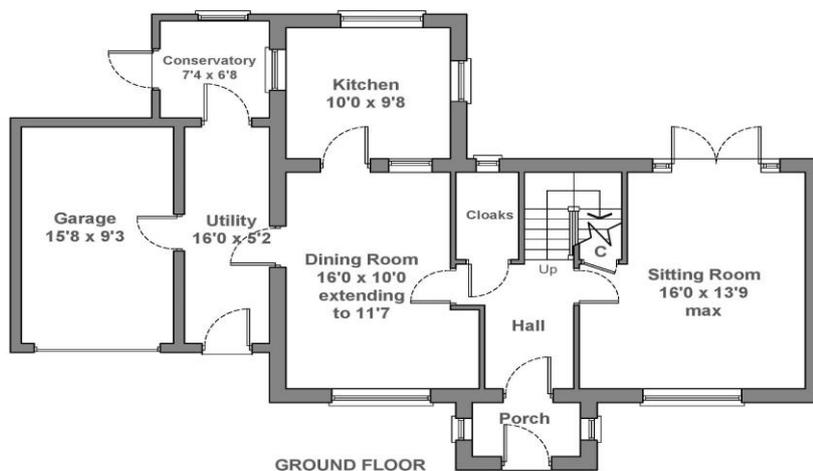
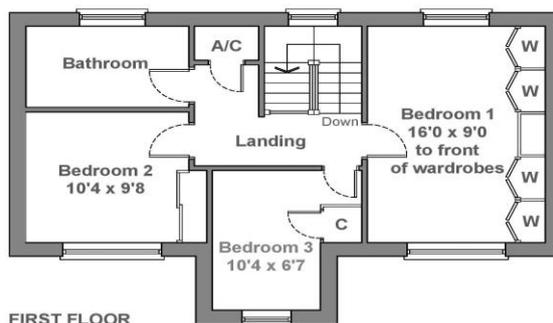
The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells 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.

EPC to follow



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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.