

9 OLD FARM WALK

Merriott, TA16 5AB

£1,250 PCM

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully appointed three-bedroom semi-detached home, discreetly positioned within the prestigious Cider Press development in the picturesque Somerset village of Merriott. Thoughtfully designed around a historic 19th-century cider farm and brewery, this elegant home blends contemporary style with charming character. The accommodation includes a stylish modern kitchen, impressive open-plan living and dining space, cloakroom, principal bedroom with en-suite, two further double bedrooms and a family bathroom. Outside, a private rear garden and driveway provide excellent space and convenience. Oak doors, quality wooden flooring and underfloor heating to the ground floor add a refined finishing touch. An exceptional home that truly deserves to be viewed. Broadband currently with Gigaclear, please check Ofcom for mobile/broadband coverage as will depend upon your package.

Situation

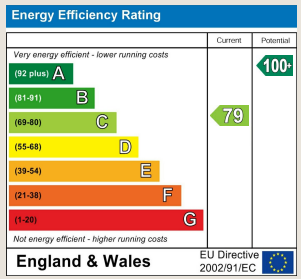
Merriott is an active village with several amenities, including a shop, a public house, garage, post office, pharmacy, primary school, church, village cafe and playing fields. The market town of Crewkerne is just over two miles south, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the Crewkerne station.

The local area

Yeovil, 9.3 miles / Lyme Regis, 18.5 miles / Crewkerne Train Station, 3.5 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

South Somerset Council Tax Band: D
Tenure:
EPC Rating: C

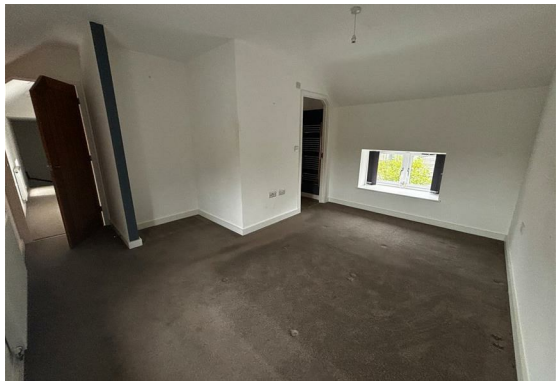












PROPERTY DESCRIPTION

Living/Dining Room

22'7" x 13'5" (6.9 x 4.10)
Open plan Living and dining space, large doubled glazed windows let lots of light in, dual aspect front and rear French doors allow access to front and rear gardens. Underfloor heating and large storage space.

Kitchen

13'5" x 10'7" (4.10 x 3.25)
Modern kitchen features; integrated gas hob, electric oven with retractable cooker hood, microwave, fridge freezer and dishwasher. Underfloor heating and rear aspect double glazed windows.

Bedroom 1

13'9" x 13'1" (4.20 x 4.00)
Bright and airy double bedroom includes dual aspect double glazed windows front and rear of the property, radiator, large ensuite with w/c, shower and basin.

Bedroom 2

12'1" x (3.70 x)
Spacious double bedroom with double glazed window and a radiator.

Bedroom 3

Double bedroom with double glazed window, radiator and loft access hatch.

Bathroom

Large family bathroom with w/c, bath/shower and basin.

Outside

Enclosed rear garden is private with patio and workshop. Side gate provides access to parking spaces.

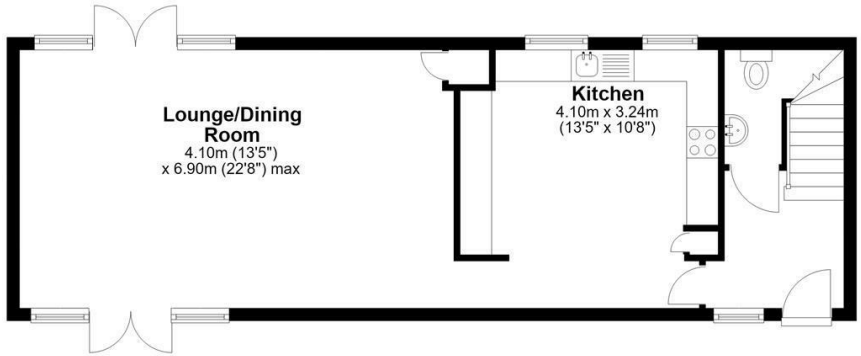
Material Information

Additional information not previously mentioned
- Mains electric, and water
- Water Not metered
- Gas Central Heating, & wood burners
- Mains Sewerage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

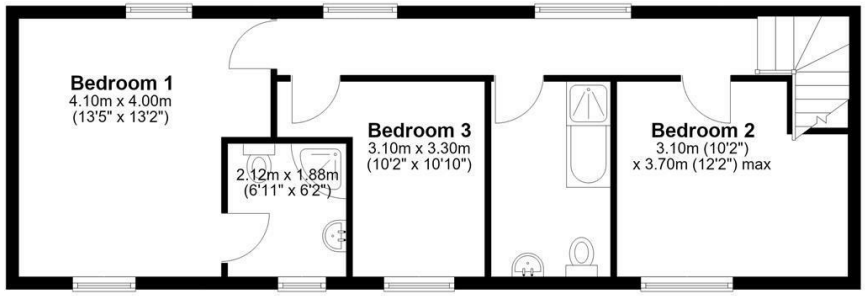
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

Ground Floor



First Floor





TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkerne@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

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