



Property Location

Merriott is a charming village in South Somerset, surrounded by rolling countryside. There is a popular pub, local shops, plus busy village community. The market towns of Crewkerne and Yeovil are short drives away.

11 Orchard Drive, Merriott Somerset, TA16 5AA

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft

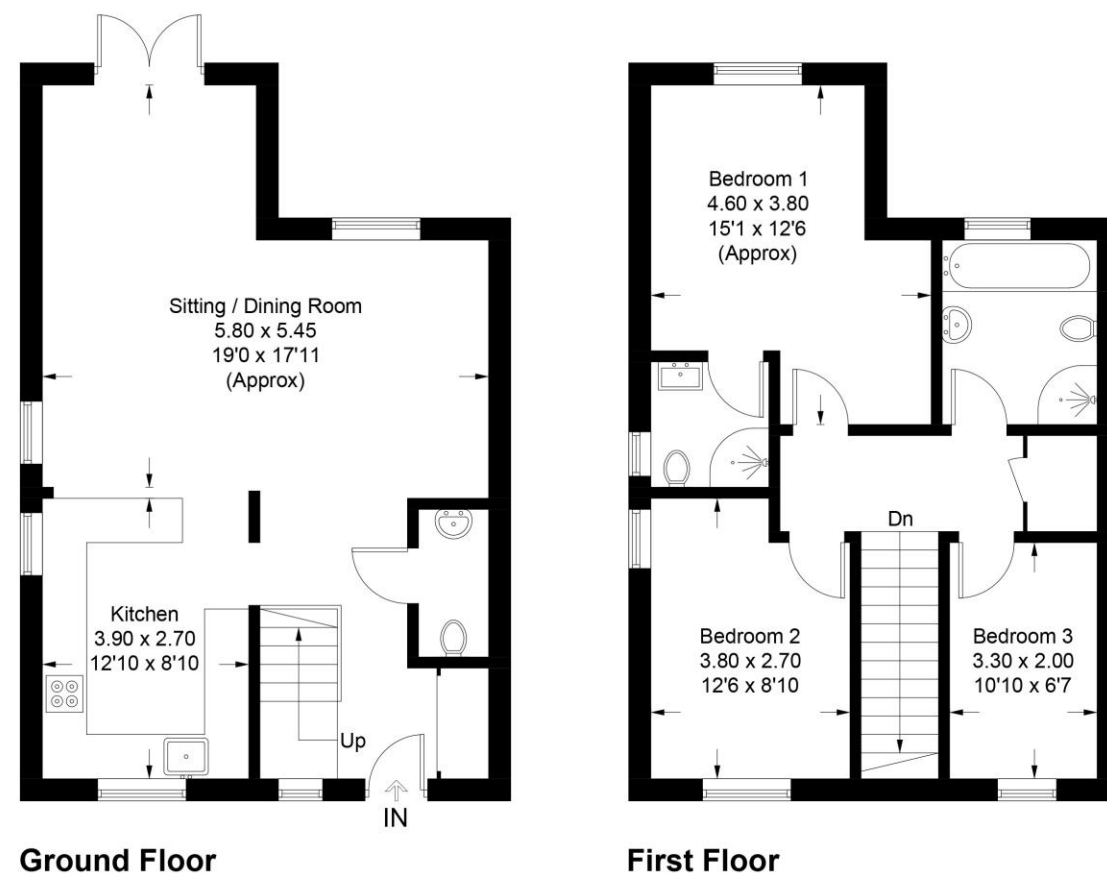


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210537)



Accuracy: 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.



Orchard Drive, Merriott

Offers In Excess Of £325,000

11 Orchard Drive
Somerset
TA16 5AA

Key features:

- Village Location
- Off Road Parking
- Modern Property
- High End Finish
- Fitted Storage
- Gas Central /
Underfloor Heating
- High Energy
Efficiency
- Master En Suite

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

STUNNING PROPERTY!

Newly available in a small exclusive development in the highly desirable South Somerset village of Merriott. Showcasing open-plan living at its best, the ground-floor accommodation flows from the spacious entrance hallway, to the sitting and dining rooms, modern kitchen and into the attractive rear garden. Also benefitting from under-floor heating, off-road parking and high energy-efficiency.

ENTRANCE HALL Attractive wooden front door opening into a bright and welcoming entrance hallway with stairs rising to the first floor on the left and the ground floor accommodation ahead. Plenty of space for coat/shoe storage with a large mirror-door cupboard. Pale grey tile-effect flooring and neutral decor. Underfloor heating.

SITTING/DINING ROOM 19' 0" x 17' 10" (5.8m x 5.45m) Spacious ground floor accommodation with open-plan sitting and dining areas and kitchen adjacent. Pale grey tile effect flooring with underfloor heating, and white decor. Double glazed French doors to the rear opening to the garden and two double glazed windows to the side and rear.

KITCHEN 12' 9" x 8' 10" (3.9m x 2.7m) Modern fitted kitchen with double glazed windows to the front and side. A range of pale grey/green units with white granite work surface. Integrated fridge freezer, microwave, dishwasher, electric oven and 4-ring gas hob

with extractor above.
Vaillant gas boiler.

CLOAKROOM Ground floor WC with white toilet and pedestal basin. Grey tile-effect flooring and grey ceramic wall tiles. Extractor fan.

STAIRS AND LANDING Cream carpeted stairs with oak bannisters rise to the first floor landing. The stairs and landing are light and airy with a two-storey height window to the front of the house. Landing with radiator, loft hatch and large airing cupboard.

BEDROOM ONE 12' 5" (3.8m Master bedroom with en suite shower room. Cream carpet and neutral walls. Double glazed window to the rear. Radiator.

EN SUITE Attractive modern bathroom with white suite of toilet, hanging basin and corner shower cubicle. Double glazed window to the side. Grey floor and wall tiles. Chrome heated towel rail and extractor fan.

BEDROOM TWO 12' 5" x 8' 10" (3.8m x 2.7m) Double bedroom with double glazed windows to the front and side. Neutral decor and cream carpet. Radiator.

BEDROOM THREE 10' 9" x 6' 6" (3.3m x 2m) Good sized single bedroom with double glazed window to the front. Neutral decor and carpet. Radiator.

BATHROOM Family bathroom with white suite of toilet, hanging basin and bath, as well as corner shower cubicle. Grey wall tiles and flooring. Double glazed window to the rear and extractor fan. Chrome heated towel rail.

OUTSIDE To the rear/side of the house are two allocated parking spaces. The rear garden is fully enclosed with patio, decked and lawn areas.

