



**ENGLISH
HOMES**



Mill Croft, Tail Mill Lane, Merriott, TA16

Guide Price: £440,000

Freehold

Mill Croft, Tail Mill Lane, Merriott, TA16

Presented to a high standard, this fine double fronted, end of terrace cottage is situated in a quiet location with stunning views across open countryside.

With a wonderful "cottage" feel yet with the benefit of high ceilings, Mill Croft offers spacious and flexible accommodation to include a large Sitting Room with stone fireplace and open fire, Dining Room, fully fitted Kitchen/Breakfast room and Cloaks/WC to the ground floor with family Bathroom and three double Bedrooms to the first floor.

The property is set back a little from the road with private off-road parking for at least two cars and an enclosed, well landscaped south facing garden to the rear, with fields to one side and benefitting from both seating and planting areas.

Accommodation:

Enclosed Entrance Porch with inner door leading to Entrance Hallway with stairs rising.

Cloaks/WC with low level WC, pedestal wash hand basin, heated towel rail and extractor fan.

Sitting Room 17'4 x 15'8 dual aspect windows to front and back, stone built fireplace with open fire (the seller understands the original large fireplace is believed to be behind the existing one should anyone wish to uncover it), high ceiling and two stone wall niches.

Dining Room 17'4 x 9'4 a bright, dual aspect room with window to front and French doors opening to the rear garden, high ceiling. Opening to

Kitchen/Breakfast Room 17'4 x 8'11 with a range of base and drawer units with timber worktop over.

Freestanding electric oven, space for dishwasher, washing machine, dryer and fridge freezer, inset Belfast sink. Wall mounted Gas Boiler, part glazed door to rear garden.

Stairs rise to landing with airing cupboard, two separate loft hatches to the roof space, and window overlooking rear garden.

Bedroom 1 11'6 x 16'5 (max) with window to front. Opening to space currently being used as an office.

Bedroom Two 8'6 x 16'5 with window to front.

Bedroom Three 8'6 x 11'4 with window rear aspect.

Family bathroom with panelled bath and shower over, low level WC, pedestal wash hand basin, half-timber panelled walls and obscure window to rear.

Outside to the side of the property is a gated gravel area with parking for at least two cars. Low cast iron gate opening to a large south facing rear garden with patio seating area, brick and timber storage shed, steps leading up to various paved, planting and lawned areas to enjoy, wood store, timber shed, greenhouse and composting area.

1ST FLOOR
52.6 sq.m. (566 sq.ft.) approx.



GROUND FLOOR
66.0 sq.m. (711 sq.ft.) approx.



TOTAL FLOOR AREA : 118.6 sq.m. (1276 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, divisions, internal and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.