



**ENGLISH
HOMES**



Brook Square, Merriott, Somerset, TA16

Guide Price: £285,000

Freehold

Brook Square, Merriott, Somerset, TA16

8 Brook Square is in a private development consisting of 13 properties, built 6 years ago. Located off Tail Mill Lane in Merriott, the location of the property combines a rural edge-of-village idyll with beautiful countryside views to the rear along with the benefit of an easy level walk to all of Merriott's amenities and shops. The property benefits from easy access to the A356 which leads to the A303,

The property is presented in immaculate order throughout with improvements and additions made by the present owners who purchased the property from new. The accommodation provides an entrance hall with storage cupboard, cloaks/WC and an open plan kitchen/dining room leading to the sitting room on the ground floor with two spacious double bedrooms, bathroom and large airing cupboard to the first floor. All the living and bedrooms are arranged to make the most of the beautiful views to the rear. (Note – the field at the rear has recently been purchased by a neighbour to keep horses and to ensure it will not be developed). The property comes with one dedicated parking space outside the property with ample visitor spaces available. The rear garden is accessed via a side gate with lawn and patio.

The house has an excellent EPC rating of B and has a central heating system with Gas boiler and double glazing throughout. There are 4 years left on the property's new home warranty.

Accommodation:

Entrance Hallway with window and doors to Cloaks/WC with low level WC and wash basin, storage cupboard door to Sitting Room and door to:

Kitchen/Dining Room 18'2 x 8'6 has a good selection of modern fitted units with wooden work surfaces, Gas hob with filter hood over, electric oven, stainless steel one and a half bowl sink and drainer, integrated fridge/freezer, dishwasher and washer/dryer. Triple aspect windows to front and side with French doors to rear leading to garden. Opening through to:

Sitting Room 12' x 11'3 with window to rear, inset modern "real flame" electric fire.

Stairs rise to first floor Landing with window, hatch to loft space, large Airing Cupboard 5'4 x 2'8 with Gas boiler and shelving.

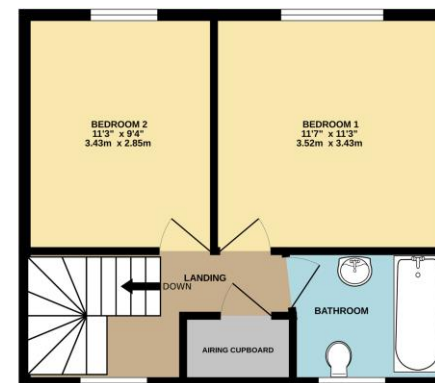
Bedroom One 11'7 x 11'3 with window to rear aspect.

Bedroom Two 11'3 x 9'4 with window to rear aspect

Bathroom with panelled bath and shower over with glass screen, pedestal washbasin, low level WC, window to front, LED mirror with shaver point.

Outside the property is located in the far corner of the development with parking space outside, archway with gate to the side leading to the rear garden with lawn, patio area, paved side area with plenty of room for storage. A hot tub is available for purchase by separate negotiation.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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