





Higher Street, Merriott TA16 5PJ

welcome to

Higher Street, Merriott

- Two-bedroom semi-detached home
- No Onward Chain
- Garage and ample off-road parking
- Popular village location
- Front and rear gardens

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£240,000

Entrance Hall

Entering the property via the front door, the entrance hall provides access to the principal ground floor accommodation, with stairs rising to the first floor and a useful understairs storage cupboard.

Lounge/Dining Room

A spacious dual-purpose reception room offering plenty of space for both living and dining furniture. A feature log burner creates a cosy focal point, while the attractive bay window to the front allows natural light to flood the room. This generous space presents an excellent opportunity for modernisation and personalisation.

Kitchen

Positioned to the rear of the property, the kitchen offers a range of fitted units with space for appliances and enjoys views over the rear garden. The room would benefit from updating, offering buyers the chance to create a kitchen to suit their own tastes.

Utility/Conservatory

Accessed from the kitchen, this useful additional space provides room for laundry appliances and extra storage, with access leading directly out to the rear garden.

Cloakroom

Conveniently fitted with a low-level WC and hand wash basin.

First Floor Landing

The landing provides access to both bedrooms, the family bathroom and an airing cupboard.

Bedroom One

A generous double bedroom positioned to the front of the property with ample space for bedroom furniture.

Bedroom Two

A comfortable second bedroom overlooking the rear garden, ideal as a guest room, nursery or home office.

Bathroom

Comprising a bath with shower over, WC and wash hand basin. The bathroom would benefit from modernisation.

Outside

To the front, the property enjoys a generous driveway providing off-road parking for multiple vehicles together with a detached garage and an area of front garden.

The rear garden is mainly laid to lawn, offering a blank canvas for keen gardeners or families looking to create an enjoyable outdoor space.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is

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Property Ref:

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