

# Towers Wills

Town & Country

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82, Broadway, Merriott, Somerset TA16 5QH

**£290,000**

Towers Wills welcome to market this extended semi-detached family home situated in the popular village of Merriott. Well-presented throughout the property briefly comprises of; off-road parking, downstairs WC, large kitchen/diner, separate laundry/utility room, lounge, conservatory, four bedrooms (three double) with master ensuite and family bathroom. Outside, a pleasant rear garden and garage complete this ideal family home.

## Entrance Hall

Double glazed door to the front.

## W.C

Double glazed window to the front, w.c, wash hand basin and radiator.

## Utility/Laundry Room 2.94m x 2.99m – maximum measurements

Double glazed window to the front, stainless steel one bowl sink drainer, space for fridge, space for freezer, space for washing machine, space for dryer, radiator and built-in cupboard.

## Kitchen/Diner 7.82m x 3.16m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed windows to the front and rear, double glazed French doors to the side, two radiators, space for Range style cooker with cookerhood over and space for dishwasher.

## Lounge 5.37m x 5.07m – maximum measurements

Radiator, stairs to the first floor, double glazed window to the conservatory and single glazed door and window to conservatory.

## Conservatory 4.79m x 1.84m

Double glazed windows to the sides and rear and double glazed French doors leading to the rear garden.

## First Floor Landing

Includes cupboard and loft hatch (loft houses the gas combi boiler).

## Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the front and radiator.

## Bedroom One 5.92m x 2.93m – maximum measurements

Double glazed windows to the rear and side and radiator.

## En-suite

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the front, heated towel rail and extractor fan.

## Bedroom Two 2.96m x 4.92m into alcove – maximum measurements

Double glazed window to the rear and radiator.

## Bedroom Three 3.12m into alcove x 2.95m – maximum measurements

Double glazed window to the front and radiator.

## Bedroom Four 2.65m x 1.79m

Double glazed window to the rear and radiator.

## Outside

To the front of the property, it is largely laid to lawn with path leading to parking in shared layby and outside tap.

## Key Features

- Popular Village of Merriott
- Extended
- Semi-detached
- Four Bedrooms
- En-suite
- Gardens
- Garage & Parking

## Contact Us

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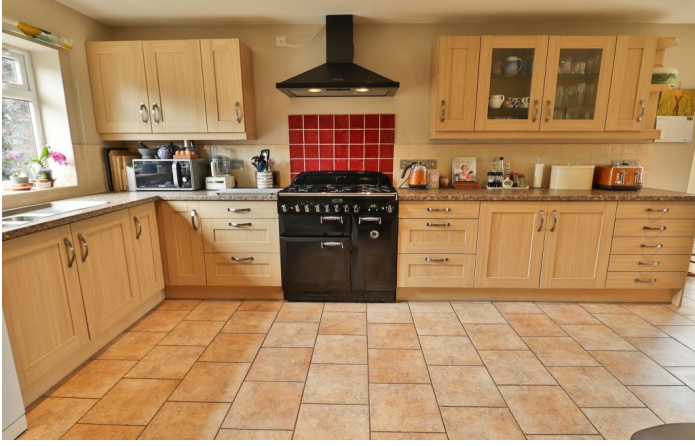
E: [info@towerswills.co.uk](mailto:info@towerswills.co.uk)

**Rear Garden**

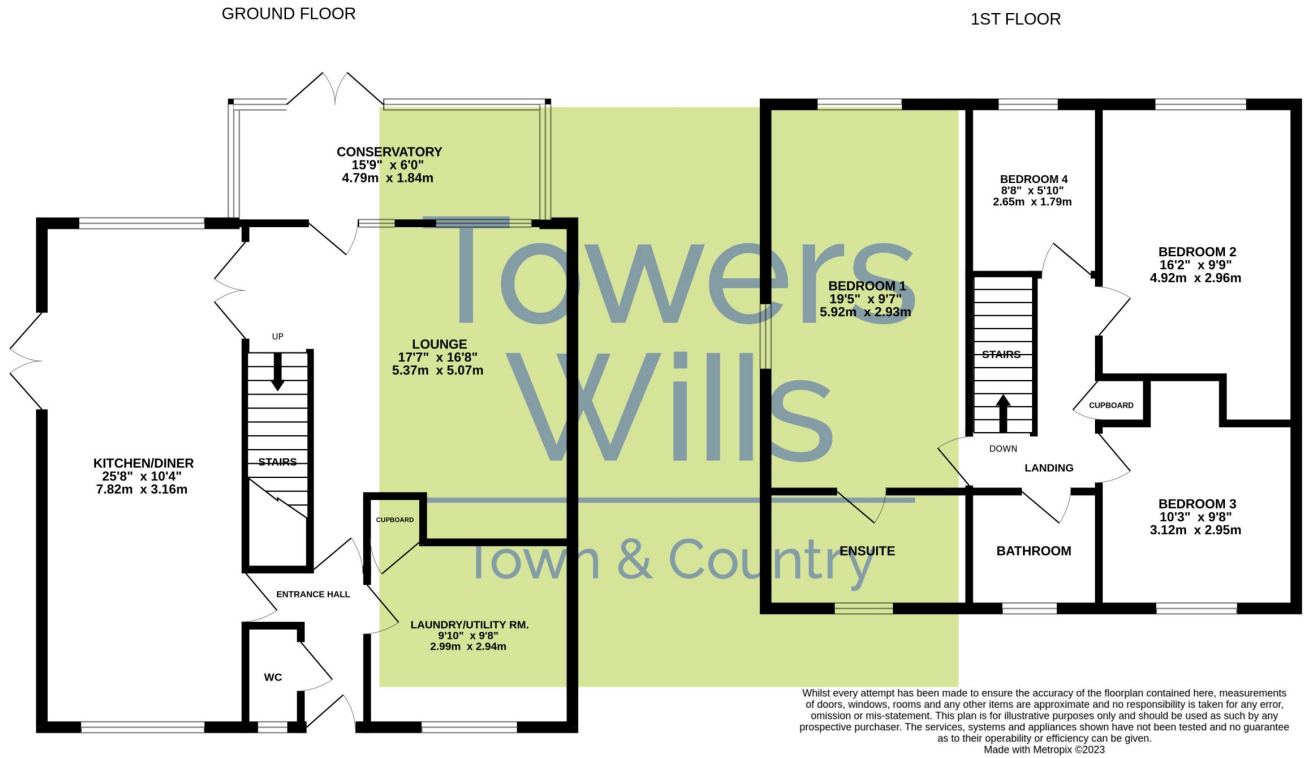
The rear garden is largely laid to lawn with planted beds, rear gate to parking in front of the garage and side gated access.

**Garage** 2.41m x 5.40m – maximum measurements

With 'up and over door, power, light and single glazed window and door to the rear garden.



# Floor Plan



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