

Towers Wills

Town & Country

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9, Shiremoor Hill, Merriott, Somerset TA16 5PH

Offers Over **£190,000**

Towers Wills welcome to the market this charming two-bedroom character cottage, situated in a sought-after village, where internal inspection is strongly advised to fully appreciate this beautiful home. The property briefly comprises; porch, lounge/diner with wood burning stove, kitchen, utility room, bathroom, two double bedrooms, courtyard rear garden and garage. Double glazed and gas central heating.

Porch

With window and door to the front.

Lounge/Diner

With wood burning stove, exposed lintel and part exposed brick chimney breast, part wood panelling to walls, radiator, window to the front with window seat and part glazed door to the porch.

Kitchen

A well presented fitted kitchen comprising of a range of wall, base and drawer units, work surfacing with inset ceramic sink/drain, under cupboard lighting, tiling to splashback, space for cooker, plumbing for dishwasher, under stairs storage area for fridge/freezer, window to the rear, stairs to the first floor and door to rear lobby.

Rear Lobby

With floor tiling, radiator and leading to utility area.

Utility Area

With plumbing for washing machine, space for additional freezer/tumble dryer, velux skylight, radiator, door to the rear garden and door to bathroom.

Bathroom

Suite comprising of bath with shower over, wash hand basin, w.c, radiator, tiled floor and window to the rear.

First Floor Landing

Stairs from the kitchen with loft access.

Bedroom One

With window to the front, built-in wardrobe and radiator.

Bedroom Two

With window to the rear and radiator.

Outside

To the front of the property is a beautiful cottage garden and borders stocked with a variety of plants and shrubs. To the rear of the property is an enclosed courtyard garden with raised pond.

Single Garage

Situated in a block to the rear, the garage is accessed via a path from the rear, across a turning area which is also owned by the property.

Agents Notes

There is a shared pathway/right of way for number 7 to the rear of the property, between the rear door and entrance to the garden of number 9.

Key Features

- Character Cottage
- Two Double Bedrooms
- Sought-after Location
- Rear Courtyard Garden
- Garage

Contact Us

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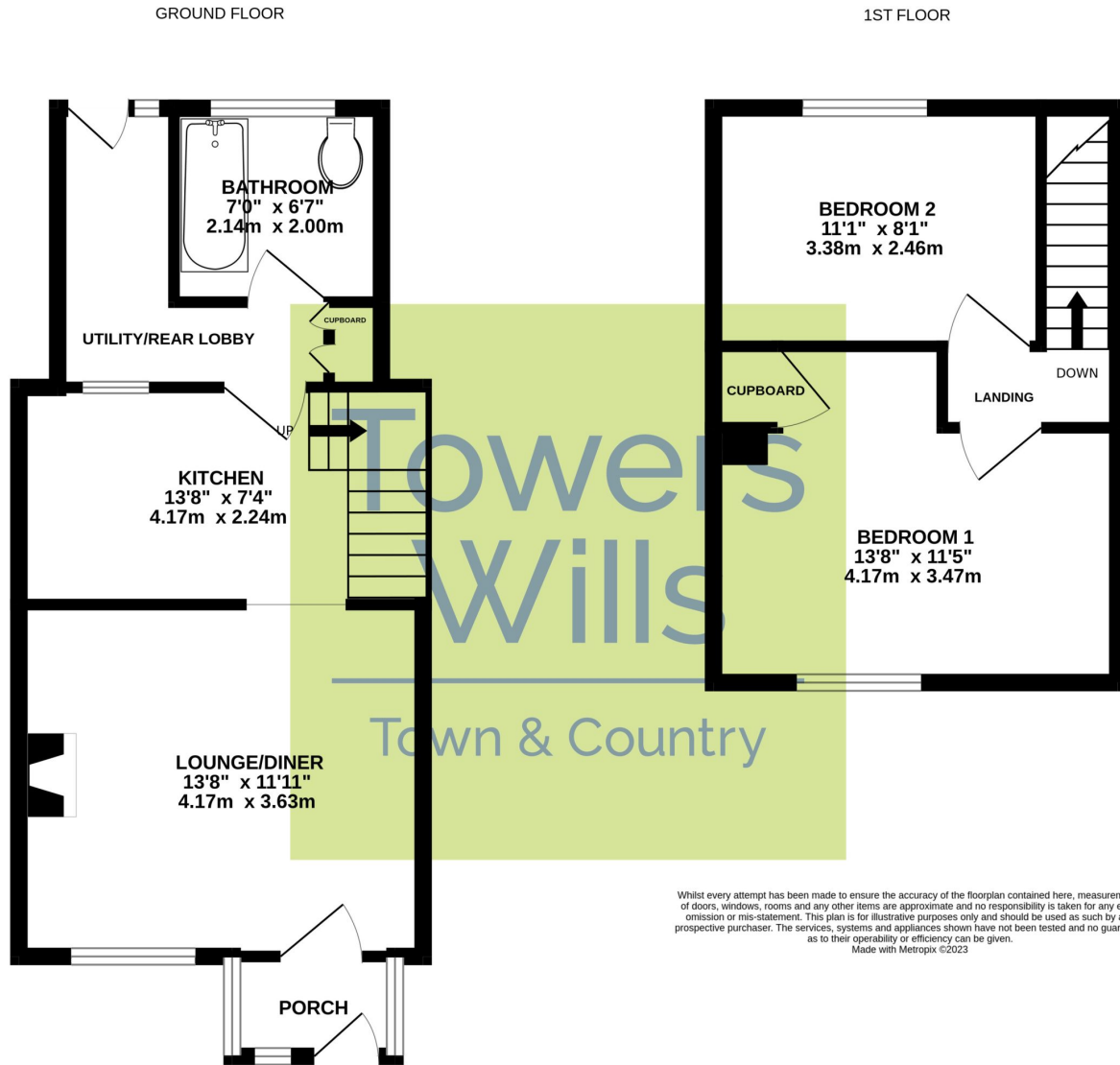
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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan



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