

# Towers Wills

Town & Country

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**23, Greys Road, Merriott, Somerset TA16 5PD**

**£325,000**

Towers Wills welcome to the market this beautifully presented, three bedroom detached bungalow, situated at the top of this quiet cul-de-sac position, within in popular thriving village. The property briefly comprises of; reception hallway, living room, kitchen/diner, utility room, conservatory, three bedrooms, modern shower room, driveway, front and rear gardens and garage. **NO ONWARD CHAIN.**

### Reception Hallway

Double glazed door to the front, radiator, double cloakroom cupboard and loft access.

### Living Room

Double glazed window to the front, electric fireplace with stone surround and radiator.

### Kitchen/Diner

A superb area for entertaining with family and friends; a modern kitchen comprises of a range of wall, base and drawer units, work surfacing with inset sink/drainers, integrated double oven, integrated electric hob with cookerhood over, integrated dishwasher, space for fridge/freezer, tiling to splash prone areas, windows to both the rear and side, under cupboard lighting, double doors to the conservatory, radiator and ample room for dining table and chairs.

### Utility Room

With wall and base units, work surfacing with inset stainless steel sink/drainers, space for tumble dryer, space and plumbing for washing machine, tiling to splash prone areas, door to the side and door to the garage.

### Conservatory

With a pleasant outlook onto the rear garden and double doors opening onto the patio.

### Bedroom One

Double glazed window to the front, radiator and triple built-in sliding wardrobes.

### Bedroom Two

Double glazed window to the rear, radiator and built-in cupboard.

### Bedroom Three

Double glazed window to the rear and radiator.

### Shower Room

A modern re-fitted shower room comprising of double shower cubicle, wash hand basin, w.c, fully tiled, heated towel rail and double glazed window to the side.

### Outside

To the front of the property the garden has been majority laid to lawn with planted trees, path leading to the entrance.

### Driveway

Providing off road parking for one vehicle, in turn leads to the garage.

### Garage

With electric roller 'up and over' door, window to the side, power, light and personal door to the utility room.

## Key Features

- Beautifully presented throughout
- Three Bedrooms
- Detached Bungalow
- Quiet cul-de-sac position
- Popular Village of Merriott

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

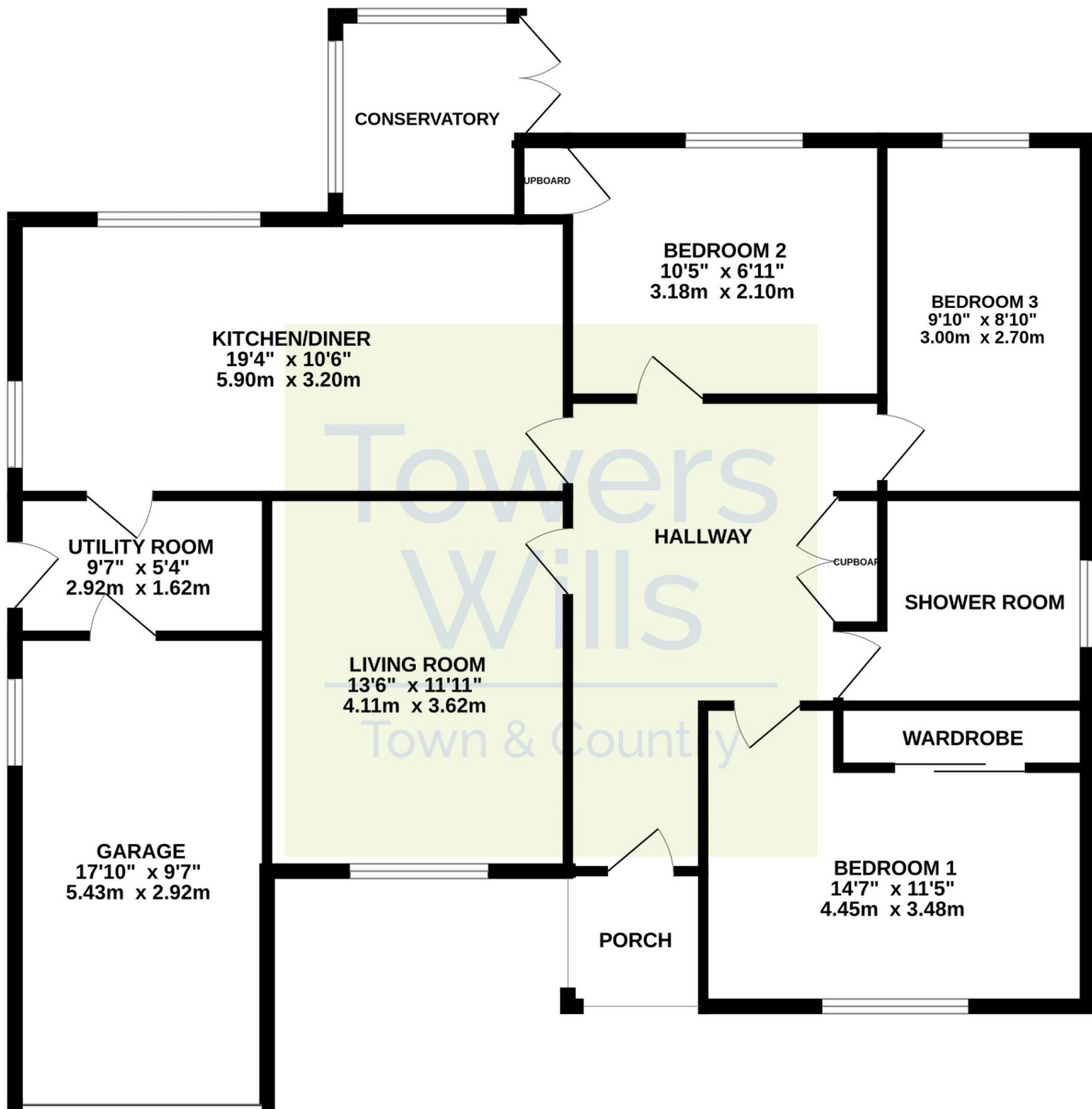
**Rear Garden**

Enjoying a good degree of privacy, being majority laid to lawn with planted borders stocked with a variety of plants and shrubs, patio area and stone chip path leading to a further seating area, outside tap and gated side access.



# Floor Plan

## GROUND FLOOR



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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