Full video walk - through

FOR SALE

Montacute, TA15 6XH

£293,000

ORCHARDS ESTATES

Situated in the heart of the highly sought after picturesque village of Montacute, is this charming Hamstone cottage boasting original character features. The well presented accommodation comprises two reception rooms, modern fitted kitchen and useful utility room. On the first floor are two bedrooms and the family bathroom and on the top floor a generous attic bedroom. To the rear of the property is a good size enclosed garden. Offered with no chain and in good order, an early viewing is highly recommended to fully appreciate all that is on offer in this wonderful location.

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LOCATION

The property is situated in the desirable and thriving village of Montacute. Montacute itself offers a village school and secondary school within close proximity, local store, petrol station, two public houses, nearby sports centre and not forgetting a stone's throw from the stunning Elizabethan Manor House belonging to the National Trust. The centre of Yeovil is a short drive down the A3088 whilst the A303 east/west trunk road is within 3-4 miles drive. Montacute provides a desirable village to live in and is conveniently situated for numerous local walks onto Ham Hill Country Park which is circa 1 1/2 miles distance.

Living Room - 11' 6'' x 10' 1'' (3.510m x 3.085m)
Door to front, front aspect double glazed sash window with window seat, feature open fireplace with built in shelving into alcove, wood flooring, radiator and door to inner hall.

Inner Hall
Door to dining room and stairs to first floor.

Dining Room - 12' 3'' x 9' 9'' (3.739m x 2.964m)
Rear aspect double glazed sash window, flagstone flooring, feature fireplace with log burner, under stairs storage cupboard and radiator.

Kitchen - 11' 8'' x 7' 9'' (3.557m x 2.367m)
Side aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over and tiled splash backs, single bowl sink, space for cooker, space for fridge/freezer, vinyl flooring and radiator.

Utility Room - 7' 5'' x 4' 5'' (2.251m x 1.336m)
Rear aspect double glazed window, tiled flooring, plumbing for washing machine with worktop over and double glazed door to side to garden.

Landing
Laid to carpet, stairs to attic bedroom and doors to:

Bedroom One - 12' 3'' x 10' 3'' (3.745m x 3.122m)
Two front aspect double glazed sash windows, feature fireplace, built in wardrobe, laid to carpet and radiator.

Bedroom Three - 8' 5'' x 6' 11'' (2.553m x 2.107m)
Rear aspect double glazed sash window, laid to carpet and radiator.

Bathroom - 11' 9'' x 7' 11'' (3.586m x 2.404m)
Rear aspect double glazed window, bath, separate shower cubicle, pedestal wash hand basin, WC, tiled splash backs, vinyl flooring, access to loft and radiator.

Bedroom Two - 17' 6'' x 11' 3'' (5.329m x 3.440m) at widest point
Rear aspect Velux type window, laid to carpet and radiator.

Front
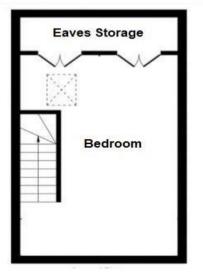Enclosed by iron railings with gated access.

Rear Garden
Laid mainly to lawn with areas of gravel and bark chippings, planted beds, mature trees, outside tap, workshop and store enclosed by fencing and wall.

Floor Plan

Utility

Kitchen

Dining Room

CPB

Living Room

Bathroom

AC

Bedroom

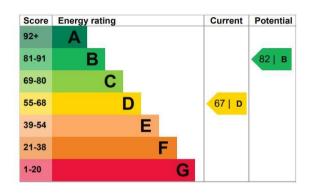**Bedroom**

Eaves Storage

Bedroom

Directions
From A303 Cartgate Roundabout take the A3088 towards Yeovil and turn off to the right signposted to Montacute. Continue into the village passing the formal entrance to Montacute House and into Bishopston where the post office can be seen on the right. Take the right hand turn just past the post office and the property can be found along Townsend on the right hand side.

AGENTS NOTE
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

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