



FOR SALE

Tintinhull, BA22 8DY

Offers in Excess of £375,000



Full video walk - through



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Tucked away within a small development of similar properties in the highly sought after village of Tintinhull and enjoying stunning countryside views to the rear, this spacious family home comes with the added benefit of a beautiful landscaped garden, off road parking and a garage. The accommodation comprises spacious sitting room with French doors opening out to the garden, separate dining room, kitchen/breakfast room and useful downstairs cloakroom. Upstairs are three bedrooms, en-suite to master and a family bathroom. To the front of the property there is off road parking and an integral garage whilst to the rear a generous landscaped garden backing onto a field.

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Tintinhull is located within easy driving distance of Yeovil, about 5 miles to the North-west of the town. It is a pretty village with a well respected Primary School, recreation field, public house and National Trust property - Tintinhull House and Gardens. It benefits from easy access to the A303 London - Exeter trunk road and is on a bus route.

Entrance Hall

Double glazed door to side, laminate flooring, stairs to first floor, storage cupboard and radiator.

Sitting Room - 17' 0" x 14' 0" (5.18m x 4.26m)

Double glazed French doors to garden, feature fireplace with electric fire, laminate flooring and two radiators.

Dining Room - 13' 11" x 10' 4" (4.24m x 3.15m)

Front aspect double glazed window, laminate flooring and radiator.

Kitchen/Breakfast Room - 17' 0" x 7' 0" (5.18m x 2.13m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, gas hob with extractor over, electric oven, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, Worcester gas boiler, radiator, tiled splash backs, laminate flooring and double glazed door to rear.

Cloakroom

Front aspect double glazed window, wash hand basin with vanity unit, WC, tiled flooring and radiator.

Landing

Airing cupboard housing hot water tank, access to loft and laid to carpet.

Bedroom One - 11' 1" x 10' 0" (3.38m x 3.05m)

Front aspect double glazed window, laminate flooring, built in wardrobe and radiator.

En-suite

Shower cubicle, pedestal wash hand basin, WC, tiled flooring, tiled splash backs, light and shaver socket, extractor fan and radiator.

Bedroom Two - 10' 0" x 8' 0" (3.05m x 2.44m)

Rear aspect double glazed window, laminate flooring and radiator.

Bedroom Three - 8' 1" x 7' 0" (2.46m x 2.13m)

Rear aspect double glazed window, laminate flooring and radiator.

Bathroom

Front aspect double glazed window, bath with mixer taps, pedestal wash hand basin, WC, half tiled walls, vinyl flooring, extractor fan and chrome heated towel rail.

Garage - 17' 1" x 8' 0" (5.20m x 2.44m)

Up and over door, roof space, power, lighting and personal door to rear.

Parking

Driveway providing off road parking leading to the garage.

Garden

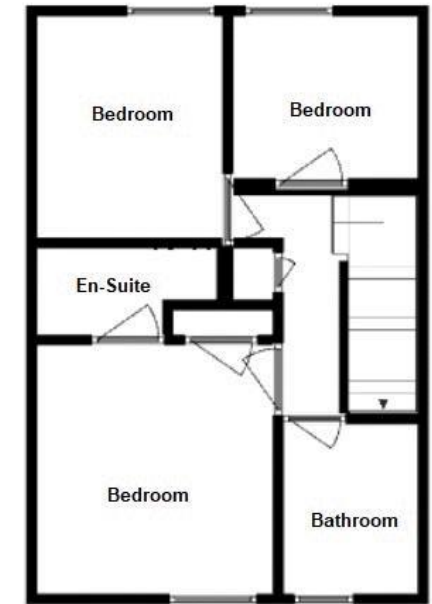
Initial patio area leading to a well maintained landscaped garden which is laid to lawn with an array shrubs and flowers enclosed by fencing with stunning views of the adjoining fields and surrounding countryside.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only

Directions

This substantial family home is located on St. Margaret's Road in Tintinhull just off Head Street.



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