



FOR SALE

Tintinhull, BA22 8PQ

£240,000



Full video walk - through



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Offered with no chain is this charming character cottage situated in the pretty village of Tintinhull. The well presented accommodation comprises sitting room, separate dining room and a kitchen on the ground floor. Upstairs are two double bedrooms and a large family bathroom. To the rear is a good size garden which backs onto a field.



£240,000



LOCATION

Tintinhull is a pretty village located within easy driving distance of Yeovil, about 5 miles to the North-west of the town. It has a well respected Primary School, church, recreation field, tennis courts, 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

Door to front, laminate flooring, stairs to first floor and radiator.

Sitting Room - 10' 10" x 10' 9" (3.292m x 3.285m)

Front aspect double glazed window, feature open fireplace, wall lights, laid to carpet and radiator.

Dining Room - 10' 2" x 9' 9" (3.107m x 2.972m)

Rear aspect double glazed window, feature fireplace with electric fire, under stairs cupboard, laid to carpet and radiator.

Kitchen - 13' 8" x 8' 3" (4.157m x 2.511m)

Side and rear aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, space for cooker with extractor over, plumbing for washing machine, tiled flooring, tiled splash backs, large storage cupboard with space for fridge/freezer and double glazed door to side.

Landing

Access to loft and laid to carpet.

Bedroom One - 14' 2" x 10' 9" (4.327m x 3.265m)

Front aspect double glazed window, laid to carpet and radiator.

Bedroom Two - 10' 10" x 7' 4" (3.309m x 2.230m)

Rear aspect double glazed window, laid to carpet and radiator.

Bathroom - 9' 0" x 7' 11" (2.735m x 2.419m)

Rear aspect double glazed window, bath, separate shower cubicle, wash hand basin with vanity unit, WC, vinyl floor, half tiled walls, airing cupboard housing boiler and radiator.

Garden

Initial patio area with shared pathway to side. Steps from the patio lead up to a lawn with planted borders with further patio area, decking and shed. The garden is enclosed by fencing and backs onto a field.

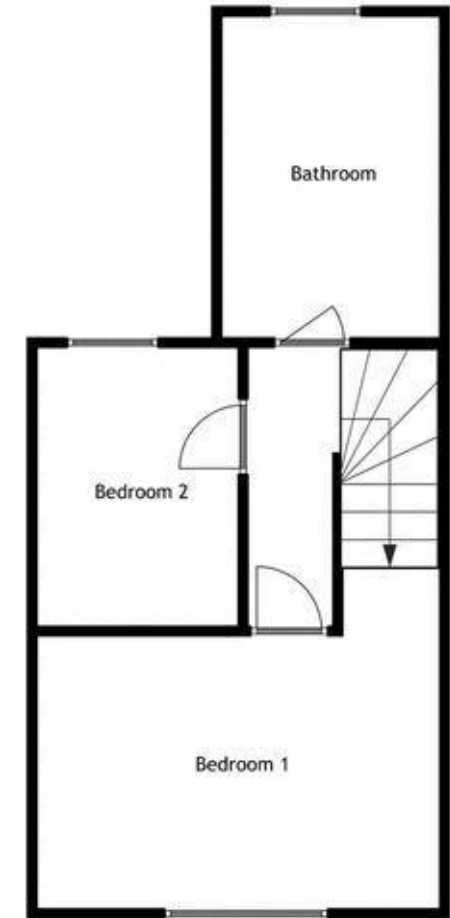
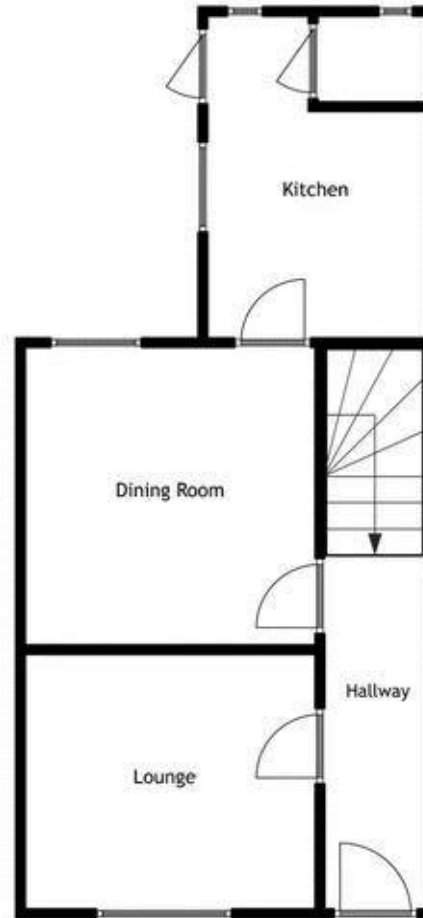
AGENTS NOTE

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.



Directions

From the A303 take the exit signposted for Tintinhull opposite the Shell Garage. Proceed along this road for approx half a mile and the property can be found on your left. From Head Street, turn into St Margaret's Road and follow this onto Queen Street. The property will be found on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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