



**FOR SALE**

Bower Hinton, TA12 6LG

£285,000



Full video walk - through



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Deceptively spacious three double bedroom double fronted modern cottage style property situated on the edge of the village of Bower Hinton with the added benefit of an enclosed garden. The well presented accommodation comprises spacious dual aspect sitting room and large kitchen/diner with large sash windows as well as French doors opening out to the garden offering an abundance of natural light. Upstairs are three double bedrooms and a recently updated bathroom. This delightful property is a must see and is offered with no forward chain.

£285,000



## LOCATION

Bower Hinton is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, bank, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages. The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1 mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

### Entrance

Double glazed door to front, laid to carpet and stairs to first floor with doors opening to the sitting room and kitchen.

### Sitting Room - 21' 3" x 11' 4" (6.470m x 3.445m)

Surprisingly spacious with large front and rear aspect double glazed sash windows, laminate flooring and two radiators.

### Kitchen/Diner - 21' 5" x 11' 9" (6.533m x 3.571m)

Front aspect double glazed sash window, fitted kitchen comprising a range of wall and base units with solid wooden worktops over, Butler style sink, 7 hob gas range style cooker, extractor, integrated appliances to include dishwasher and microwave oven, base unit with space and plumbing for washing machine, space for fridge/freezer, African slate flooring, under stairs storage with space for tumble dryer, heated towel rail, radiator and double glazed French doors to garden.

### Landing

Laid to carpet, access to loft via ladder (the loft is boarded and has a light) and doors to:

### Bedroom One - 13' 2" x 11' 6" (4.015m x 3.504m)

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

### Bedroom Two - 16' 7" x 9' 2" (5.045m x 2.795m)

Rear aspect double glazed sash window, laid to carpet, built in double wardrobe and radiator.

### Bedroom Three - 8' 5" x 7' 11" (2.562m x 2.413m)

Rear aspect double glazed sash window, laid to carpet, double built in wardrobe and radiator.

### Shower Room - 12' 9" x 4' 6" (3.879m x 1.369m)

Rear aspect double glazed sash window, double walk in shower, pedestal wash hand basin, WC, fully tiled walls, vinyl flooring, extractor fan and heated towel rail.

### Front Garden

5 Steps from the road lead up to the front garden space with pathway to front door and lawn on both sides with planted borders. Storm porch above front door.

### Rear Garden

With steps up from the kitchen area, laid to paved area with steps to raised patio which leads onto a gravelled area with planted borders. Two small storage sheds and outside tap. The garden is enclosed by a rear wall which forms part of the former Sparrow Works (and is protected by the local conservation area) and fencing with gated access to both sides for vehicle access for items such as furniture deliveries. \*\*There is a right of way access through the garden for one neighbour\*\*. The property itself is situated just outside the village Conservation Area.



#### AGENTS NOTE

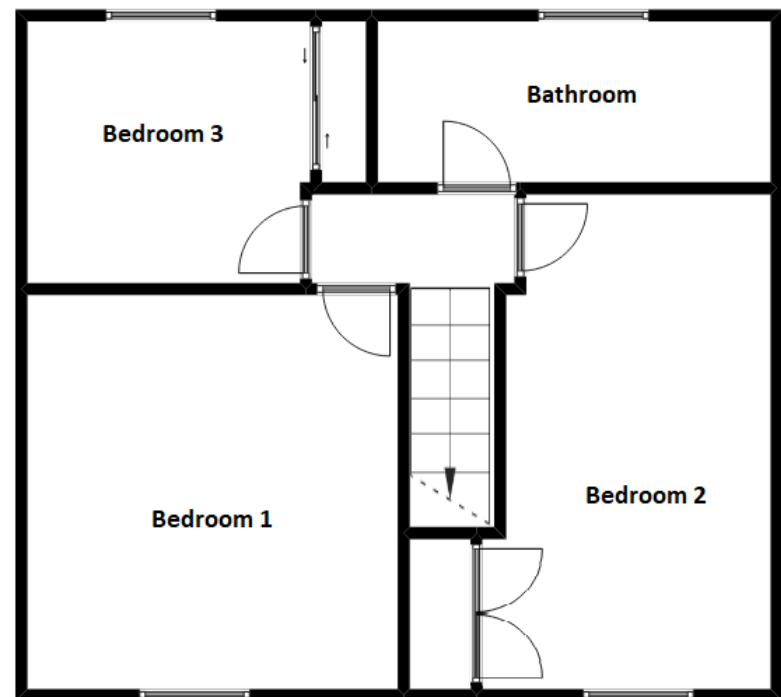
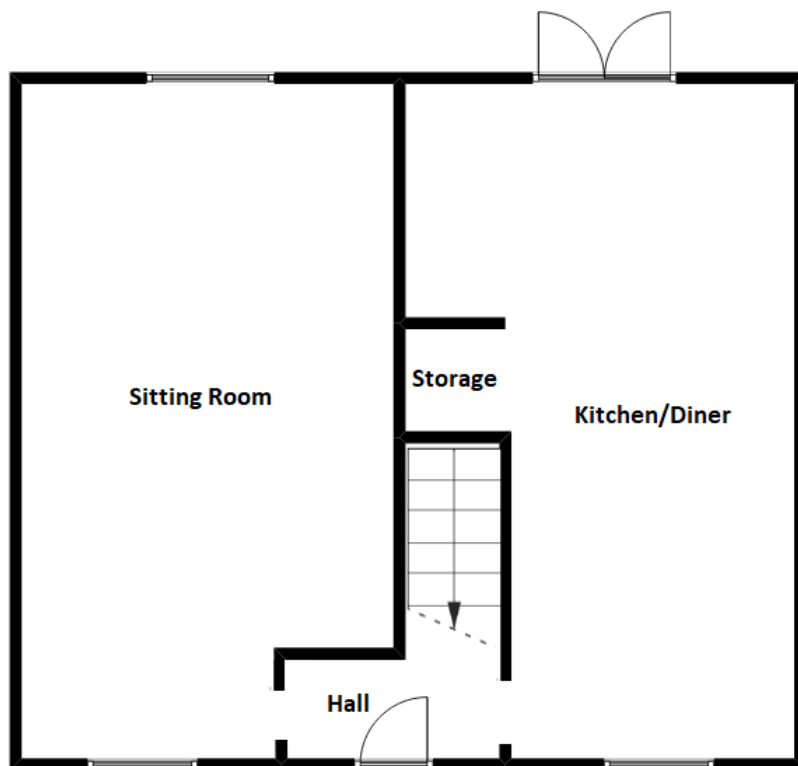
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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 onto the A356 signposted for Crewkerne. If coming from South Petherton side, drive straight at the junction; if coming from Cartgate turn right and drive under the A303. The A356 has one exit before re-joining the A303 signposted for Bower Hinton. Follow this road named Ringwell Hill (B3165). As you drive over the hill, the village will appear on a left hand bend. The property is the third situated on your left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	90   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



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