



To Let

Hinton St. George, TA17 8SL
Monthly Rental Of £1,100



ORCHARDS
ESTATES

Stunning three double bedroom maisonette forming part of a large Georgian conversion with the added benefit of your own private garden. The well presented accommodation comprises inviting entrance hall with stairs leading to an amazing galleried landing. Doors from the landing open to a superb sitting room, spacious kitchen/diner, three double bedrooms and a family bathroom. Outside is a covered terraced seating area leading to a good size private and fully enclosed garden with gated access.

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LOCATION

Hinton St George is a village of character in a conservation area of South Somerset. It is set in attractive surrounding undulating countryside and contains many fine stone built character properties. Amenities include a General Stores/Post Office, Church, Inn, a Primary School and local 'bus services. Crewkerne (Mainline Station - Waterloo) is three miles, Yeovil eleven miles, the Dorset Coast eighteen and the A303 trunk road connecting to the National Network within three miles.

Approach

A tall garden gate leads you into the private enclosed garden with sweeping pathway to the covered terrace and to your own front door.

Entrance Hall

Large storage cupboard, flagstone flooring and door to inner hall.

Inner Hall

A generous and inviting inner hall which is laid to carpet, with staircase to the first floor and radiator.

Landing

Galleried landing laid to carpet with roof window, access to loft and radiator. Doors to:

Sitting Room - 16' 6" x 14' 2" (5.032m x 4.321m)

Two front aspect double glazed sash windows with shutters, feature open fireplace, laid to carpet and two radiators.

Kitchen/Diner - 14' 2" x 12' 8" (4.311m x 3.871m)

Two side aspect double glazed sash windows one with shutters, fitted kitchen comprising a range of wall and base units with worktops over, one and half bowl sink, electric hob with extractor over, electric oven, space and plumbing for washing machine, space for fridge/freezer, tiled splash backs, vinyl flooring and radiator.

Bedroom One - 16' 6" x 12' 8" (5.026m x 3.849m)

Front aspect double glazed sash window with shutters, decorative fireplace, double built in wardrobes, laid to carpet and radiator.

Bedroom Two - 14' 0" x 9' 3" (4.265m x 2.823m)

Front aspect double glazed sash window with shutters, built in wardrobe and radiator.

Bedroom Three - 15' 8" x 8' 10" (4.778m x 2.697m)

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

Bathroom - 12' 5" x 6' 1" (3.780m x 1.853m)

Rear aspect double glazed sash window, bath with shower over, pedestal wash hand basin, WC. half tiled/panelled walls, airing cupboard housing gas boiler, laminate flooring, extractor fan and radiator.

Outside

Covered terraced seating area with pathway to a pedestrian gate. The garden is laid mainly to lawn, with shed, brick store, further patio seating area and planted borders of mature shrubs and trees enclosed by fencing and wall.



AGENTS NOTE

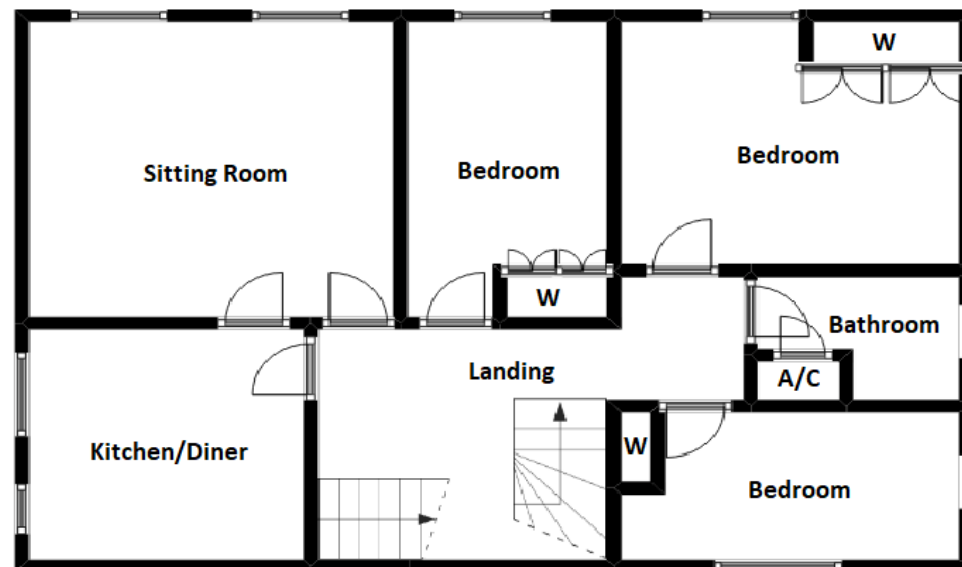
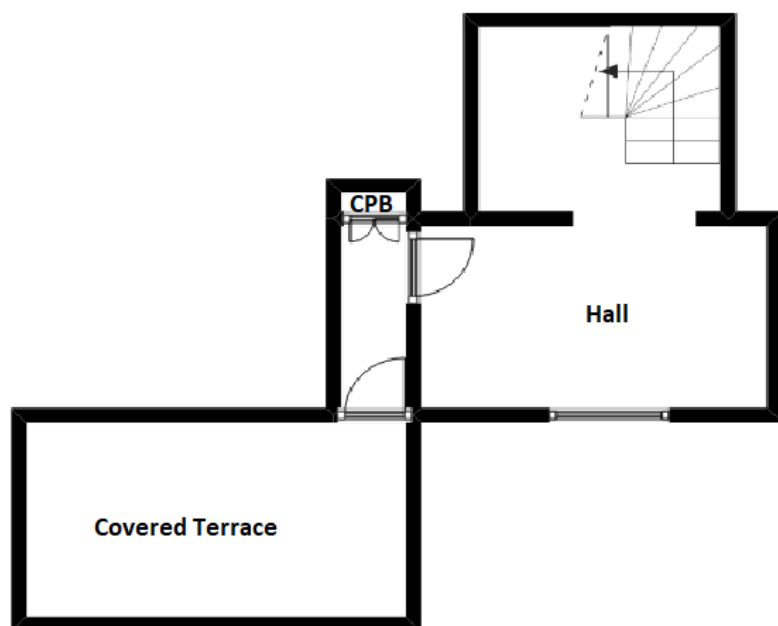
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, 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

Drive through the village of Merriott, then take the left hand turning signposted Hinton St George. Immediately upon entering the village the property can be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	78 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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