



Property Location

Tintinhull is an ideally situated village in the heart of the South Somerset countryside but within easy reach of main transport route the A303, a short drive from the market town of Yeovil with its many shops, supermarkets and cinema, and surrounded by beautiful farmland and country walks. Tintinhull is in a Conservation Area.

30 Queen Street, Tintinhull, BA22 8PQ

Approximate Gross Internal Area = 89.8 sq m / 966 sq ft

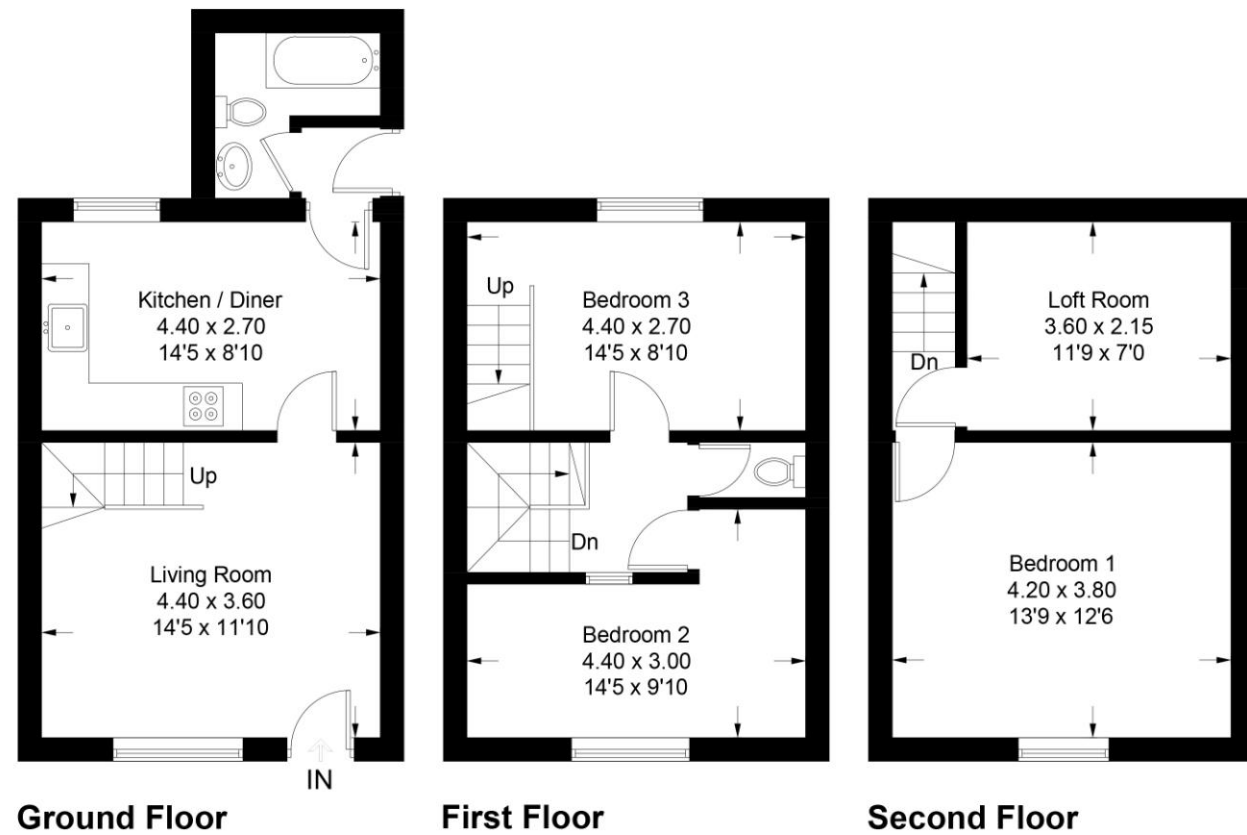


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303387)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Queen Street, Tintinhull

Offers In Region Of £325,000

**30 Queen Street
Yeovil
BA22 8PQ**

Key features:

- Characterful Grade II Listed Terrace Cottage
- Beautifully Presented Throughout
- Three Double Bedrooms
- Desirable and Quiet Location
- Countryside Views
- Recently Installed Bathroom Kitchen and Cloakroom
- Large Rear Garden That Backs onto Open Fields
- Driveway Parking
- Log Burner



Why you'll like it

This beautifully presented grade II listed terraced cottage is nestled in the desirable somerset village of Tintinhull. Featuring a sitting room, kitchen/diner, bathroom, three double bedrooms, cloakroom, driveway parking and gardens. Boasting characterful wooden doors, log burner and tiled flooring while benefiting from a modern kitchen and bathroom. Viewing is highly recommended.

SITTING ROOM 14' 5" x 11' 9" (4.4m x 3.6m) Upon entering the property, you are welcomed into the sitting room which boasts a centrally positioned multi-fuel cast-iron burner with a hamstone lintel above. The sitting room is neutrally decorated and has wooden effect tiled flooring. Single glazed window to the front and understairs storage cupboard. Access to the kitchen and the stairs which rise to the first floor. One radiator.

KITCHEN/DINER 14' 5" x 8' 10" (4.4m x 2.7m) This recently installed Howdens kitchen has white fitted cabinets and drawers. Solid oak woodwork surfaces with inset ceramic basin and tiled splashguards. Integrated washing machine, electric oven and hob with retractable cooker hood above. Space for freestanding fridge/freezer. The kitchen has neutral walls and wooden effect tiled flooring. Vaulted ceiling with exposed beams. Ceiling spot lighting. Single glazed window to the rear of the property. Space for dining table and chairs. One radiator.

BATHROOM 6' 10" x 6' 10" (2.1m x 2.1m) The newly fitted bathroom has a three-piece suite that comprises of a white w/c, bathtub and hand basin with vanity unit below. The bathroom is neutrally decorated and has wooden effect tiled flooring. Textured singled glazed window to the rear and Velux window above. One radiator.

STAIRS AND LANDING: The carpeted switchback staircase rises to the first-floor landing which provides access to two double bedrooms and a cloakroom. The landing is neutrally decorated and has grey carpet flooring. White wooden banister.

BEDROOM TWO 14' 5" x 9' 10" (4.4m x 3.0m) This double bedroom features a decorative fireplace and single glazed window to the front of the property. Neutral wall decoration and grey carpet. One radiator.

BEDROOM THREE 14' 9" x 8' 10" (4.5m x 2.7m) This double bedroom has a single glazed window allowing for views of the rear garden and across the nearby fields behind. The bedroom has neutrally decorated walls and wooden flooring. Storage cupboard housing the Valiant boiler. Stairs rising to the second floor with understairs storage cupboard below. One radiator.

CLOAKROOM: The cloakroom has a white w/c with incorporated basin. Inbuilt wooden shelving units. Neutral walls and laminate flooring.

STAIRS: The white wooden stairs rise to the second floor. Access to the generous loft space and master bedroom.

BEDROOM ONE 13' 9" x 12' 5" (4.2m x 3.8m) This spacious double bedroom is neutrally decorated and has grey carpet flooring. Single glazed window to the front of the property. One radiator.

LOFT ROOM 11' 9" x 7' 0" (3.6m x 2.15m) Door leading to the large loft/storage space. Neutral walls and wooden flooring. Lighting.

STORE 6' 6" x 2' 7" (2.0m x 0.8m) External garden storage. Perfect for gardening tools and equipment.

OUTSIDE: To the front of the property is gravelled driveway suitable for one car and stone path leading to the front entrance. Raised bed borders. To the rear of the property is a courtyard area with steps rising to the generous garden space. The garden is laid to lawn and benefits from backing on the nearby fields allowing for countryside views. Garden shed.

