

Towers Wills

Town & Country

£550,000



18 Queen Street, Tintinhull, Yeovil, Somerset, BA22 8PQ

Towers Wills are delighted to be chosen to market this immaculate detached family home situated in the sought-after village of Tintinhull near Yeovil. The property has been extensively renovated by the current owners and benefits from ample off-road parking, double garage and a good-sized rear garden with a pleasant outlook over orchards to the rear. Inside the property has a modern kitchen which is open to the dining area, utility, double aspect lounge and downstairs cloakroom. Upstairs the four double bedrooms (one with ensuite) plus a family bathroom. Selling with no onward chain this is one not to miss out on – please contact Towers Wills to arrange a viewing.

Key Features

- Detached
- Four bedrooms
- Desirable village location
- In good condition throughout
- Ample Off Road Parking
- Double garage

Storm Porch

With outside power.

Entrance Hall

Double glazed door to the front and radiator.

Lounge 3.63m x 7.23m - maximum measurements

With log burner, two radiators, double glazed window to the front and double glazed bi-folds leading to the rear garden.

Downstairs W.C/Shower Room

With double glazed window to the rear, wash hand basin, w.c, heated towel rail, extractor fan and shower cubicle.

Open Plan Kitchen/Diner

Dining Area

3.72m x 3.31m - maximum measurements

Radiator and double glazed window to the front.

Kitchen Area 3.97m x 3.65m - maximum measurements

Comprising of a range of wall, base and drawer units, granite worktops with one and a half bowl sink drainer, double glazed windows to the side and rear, integrated induction hob, integrated dishwasher, integrated fridge, integrated freezer, integrated wine fridge, integrated electric oven, integrated microwave and integrated warming drawer.

Utility 3.94m x 2.50m - maximum measurements

Double glazed windows to both sides, double glazed door to the rear and side, personal door leading to the double garage, space for fridge freezer, space for washing machine, space for dryer, stainless steel one bowl sink drainer, floor level electric heater and cupboard including gas central heating boiler.

First Floor Landing

Includes loft hatch and airing cupboard with water tank.

Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the rear and heated towel rail.



Bedroom One 3.31m x 5.10m (plus wardrobe) - maximum measurements

Two double glazed windows to the front, two radiators and built-in wardrobes.

Bedroom Two 3.94m x 3.62m - maximum measurements

Double glazed window to the front and radiator.

En-suite

Includes shower cubicle, wash hand basin, w.c, heated towel rail and extractor fan.

Bedroom Three 3.29m x 2.82m - maximum measurements

Double glazed window to the rear, radiator and built-in wardrobe.

Bedroom Four 2.96m x 2.99m - maximum measurements

Double glazed window to the rear, radiator and built-in wardrobes.

Outside

Front Garden

To the front there is a large driveway with ample parking, leading to the double garage and a lawn area with planted beds.

Double Garage 5.42m x 5.34m - maximum measurements

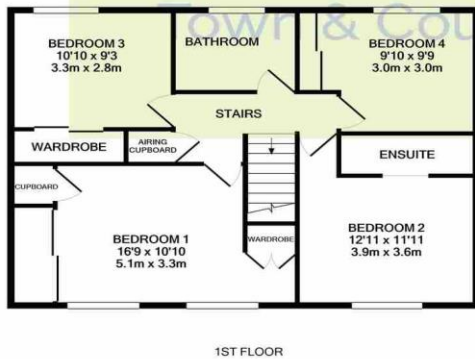
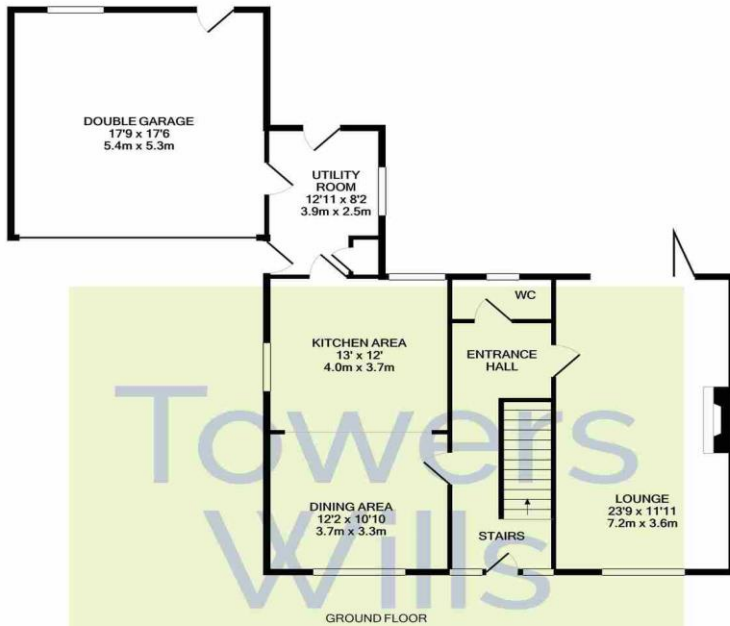
With 'up and over' door, double glazed door to the rear, double glazed window to the rear, power, light and outside tap.

Rear Garden

The rear garden is largely laid to lawn with planted beds, patio area, gated side access, outside tap, multiple power outlets, wooden shed, greenhouse and wood store.

Floor Plan

Energy Efficiency



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Towers Wills

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