



**Towers
Wills**

Town & Country

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

£550,000

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



Towers Wills welcome to the market this spacious detached hamstone cottage, situated in this sought-after village location, where viewing is strongly advised to fully appreciate what this property has to offer. The property was constructed in 1998 and coming to the market with no onward chain/vacant possession and briefly comprises; storm porch, hallway, cloakroom/w.c, triple aspect living room with wood burning stove, kitchen, utility room, dining room, study, four bedrooms, master en-suite, family bathroom, front and rear gardens, detached double garage and parking.

- * **Detached**
- * **Hamstone**
- * **Sought-after Location**
- * **Two Reception Rooms**
- * **Conservatory**
- * **Four Bedrooms**
- * **Master En-suite**
- * **Delightful Gardens**
- * **Detached Double Garage & Parking**





Hallway

A spacious reception area with door and window to the front, exposed floorboards, under stairs storage cupboard and radiator.

Cloakroom/W.C

Comprising w.c, wash hand basin, window to the front and extractor fan.

Study

With windows to both front and side and radiator.

Living Room

A spacious family living area; a triple aspect room with character features including exposed beams, wood burning stove with exposed brick surround, windows to front, side and rear and double doors through to the conservatory.

Conservatory

With a pleasant outlook onto the rear garden, tiled floor, radiator and double doors opening out onto the patio area.





Kitchen

A farmhouse style kitchen comprising of a range of wall, base and drawer units, timber work surfacing with Belfast sink, tiling to splashback, space for American style fridge/freezer, additional under counter fridge, space for Range cooker, plumbing for dishwasher, two windows to the rear, exposed floorboards, double doors through to the dining room and door to utility room.

Utility Room

Comprising of wall, base and drawer units, work surfacing, plumbing for washing machine, space for tumble dryer, extractor fan, tiled floor, radiator, window to the rear, stable door to the rear and gas fired central heating boiler.

Dining Room

Being set just off the kitchen; perfect area for entertaining with family and friends with double doors opening out onto the rear garden, exposed floor boards and radiator.

First Floor Landing

Stairs from reception hallway with window to the front, loft access and radiator.



Bedroom One

A spacious master bedroom with window to the rear, radiator, two built-in wardrobes and door to en-suite.

En-suite

Comprising of shower cubicle, wash hand basin, w.c, extractor fan, radiator, window to the front and airing cupboard.

Bedroom Two

Window to the rear and radiator.

Bedroom Three

Window to the rear and radiator.

Bedroom Four

Window to the front and radiator.

Bathroom

A spacious family bathroom with claw-footed freestanding bath with shower over, wash hand basin, w.c, heated towel rail, extractor fan and window to the front.



Outside

To the front of the property is an area of garden, enclosed by hedgerow and pathway leading to the storm porch entrance. An area of shared driveway leads to the parking and detached double garage (shared driveway for just the immediate neighbouring property, 10 Queen Street).

Rear Garden

An enclosed rear garden with gated side access, being majority laid to lawn with borders stocked with a variety of mature plants and shrubs, patio area for outside summer entertaining, outside lights and outside tap.

Detached Double Garage

With two 'up and over' doors, personal door to the garden, power and light.

Parking

There are two parking spaces in front of the garages.

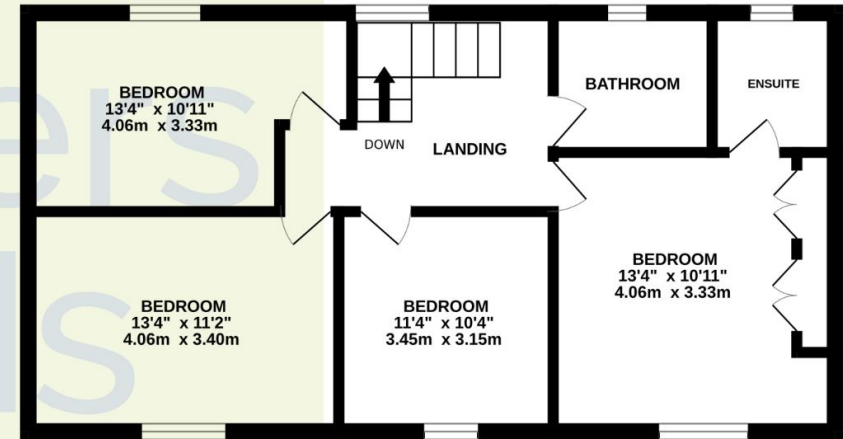
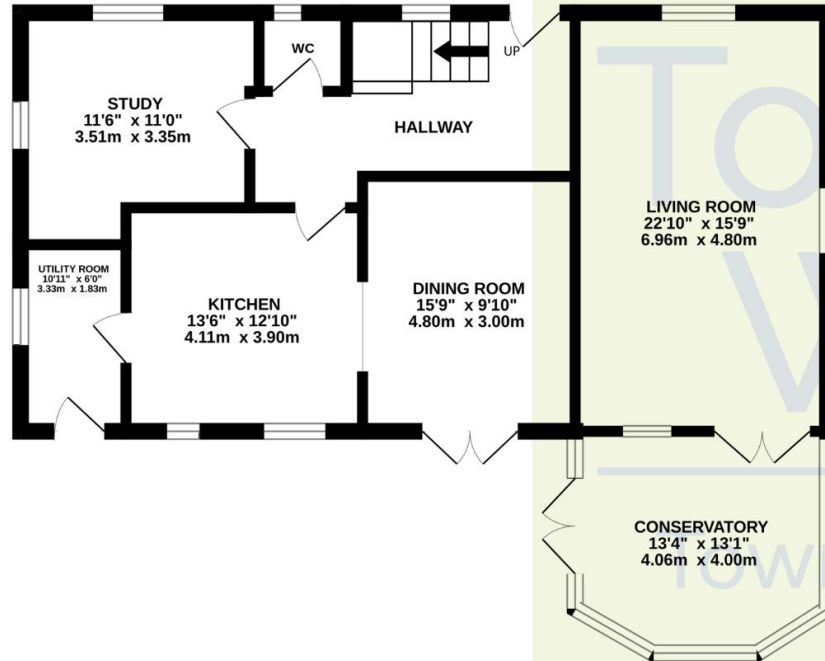
Local Authority

South Somerset District Council
Council Tax – Band TBC



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 01935 577032 E: info@towerswills.co.uk

The White House 114 Hendford Hill, Yeovil, Somerset BA20 2RF

www.towerswills.co.uk

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.