

Towers Wills

Town & Country

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



10, Portman Court, East Chinnock, Somerset BA22
9DR

Offers Over **£210,000**

Towers Wills are delighted to be chosen to market this well-presented, end of terrace barn conversion on the delightful Portman Court development, East Chinnock. Selling with no onward chain, the property briefly comprises of; lounge/diner, kitchen, conservatory, two bedrooms, shower room, a delightful south facing rear garden, allocated parking and garage.

Lounge/Diner 5.39m x 3.87m - maximum measurements

Double glazed door to front, double glazed window, airing cupboard including water tank, electric radiator, and double-glazed French doors leading to conservatory.

Conservatory 2.46m x 3.71m - maximum measurements

Double glazed windows to sides and rear, wall-mounted lighting, electric radiator, and patio door leading to rear garden.

Kitchen 2.75m x 1.81m

Double glazed window to conservatory at rear, space for fridge-freezer, space for washing machine, integrated electric hob with extractor over and integrated electric oven, 1 ½ bowl sink drainer, and space for slim line dishwasher.

Upstairs Landing

Loft access.

Shower Room

Double glazed skylight to rear, shower cubicle with electric shower, wash hand basin, w.c., and electric heated towel rail.

Bedroom One 2.86m x 2.88m - maximum measurements

Double glazed window to rear, wall-mounted electric heater, fitted wardrobe and storage, and exposed wooden beams.

Bedroom Two 1.86m x 2.95m - maximum measurements

Double glazed window to front, wall-mounted electric heater, fitted wardrobe, and exposed wooden beams.

Rear Garden

Low maintenance patio and gravel areas, side gate access.

Outside

The property comes with nearby allocated parking for one vehicle, an additional guest pass for one vehicle is allowed per property on Portman Court.

Garage 5.51m x 3.04m

Benefitting from eaves storage with fixed ladder, up and over door to front.

Agents Note

The vendor has advised Towers Wills that the property is subject to a £75/year management fee for Portman Court that includes insurance and maintenance of communal gravel area, fencing and walls.

Key Features

- Well Presented Throughout
- Barn Conversion
- Popular Village Location
- NO ONWARD CHAIN
- Lounge/Diner

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill

Yeovil

Somerset

BA202RF

T: 01935 577032

E: info@towerswills.co.uk

Energy Efficiency

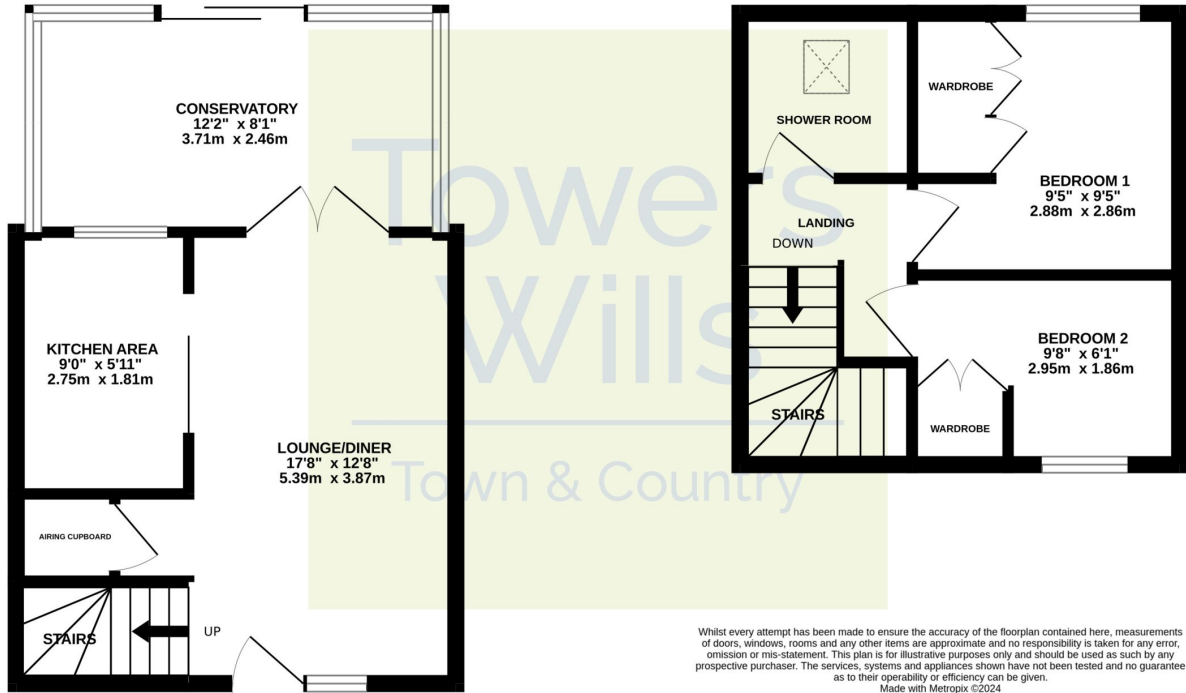
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Floor Plan

GROUND FLOOR

1ST FLOOR



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

Towers Wills

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

Yeovil 01935 577032 / South Petherton 01460 298530

info@towerswills.co.uk | www.towerswills.co.uk