





**Towers
Wills**

Town & Country

**9 St Margarets Road, Tintinhull, Yeovil, Somerset
BA22 8PL**

£550,000

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



Towers Wills welcome to market this large family home situated in the desirable village of Tintinhull with its wide range of amenities. The property is situated in a good-sized plot and offers; ample driveway parking, large integral garage, downstairs WC, lounge/diner, TV/Snug room, open plan kitchen/diner, utility, five bedrooms with master ensuite, family bathroom, study and additional loft/storeroom. The village of Tintinhull has a thriving community and a range of amenities including community swimming pool, tennis courts, primary school and village hall with coffee shop.

- * **Detached**
- * **Sought-after Village**
- * **Large Family Home**
- * **Five Bedrooms**
- * **Master En-suite**
- * **Additional Loft Room**
- * **Ample Driveway Parking & Garage**
- * **Large Gardens**





Entrance Hall

Door to the front and radiator.

W.C

Double glazed window to the front, radiator, wash hand basin and w.c.

Lounge 7.30m x 3.63m

Double glazed windows to the front and side, two radiators, space for log burner and double doors leading to the snug/TV room.

Snug/TV Room 3.80m x 3.52m – maximum measurements

Double glazed windows to the rear and side, radiator and double glazed French doors to the rear.

Open Plan Kitchen/Diner 6.65m x 3.63m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, radiator, under stairs cupboard, double glazed window to the rear, double glazed skylight to the rear, space for fridge freezer, Range style cooker with gas hob and electric oven, extractor over and space for dishwasher.

Utility 4.11m x 3.66m – maximum measurements

Space for washing machine, space for dryer, work surfacing with one bowl stainless steel sink drainer, double glazed window to the rear, double glazed door to the rear, cupboard, radiator and internal door to the garage.



First Floor Landing

Double glazed windows to the front and side, radiator and stairs leading to the second floor.

Bedroom One 6.35m x 3.64m – maximum measurements

Double glazed window to the rear and radiator.

En-suite

Suite comprising shower cubicle, wash hand basin, w.c, double glazed window to the side, heated towel rail, shaver point and extractor fan.

Bedroom Two 3.55m x 3.62m

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

Bedroom Three 3.65m x 3.02m plus door recess – maximum measurements

Double glazed windows to the rear and side and radiator.

Bedroom Four 2.97m x 2.82m plus recess – maximum measurements

Double glazed window to the front and radiator.

Study 2.71m x 1.85m

Double glazed window to the rear and radiator.



Family Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the rear, radiator, extractor fan and airing cupboard which includes radiator.

Second Floor Landing

Double glazed skylight to the rear.

Loft/Store Room 3.91m x 1.97m with restricted head height

Double glazed window to the side.

Bedroom Five 5.37m x 2.75m with restricted head height – maximum measurements

Double glazed window to the side, two radiators, under eaves storage and two double glazed skylights to the rear.

Rear Garden

The rear garden is largely laid to lawn with well stocked planted borders, mature shrubs, patio seating area, side gated access, greenhouse, additional plum slate seating area.

Front Garden

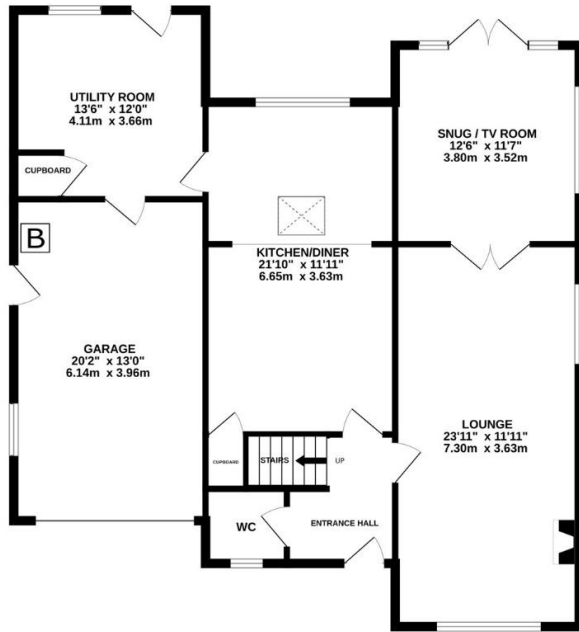
To the front of the property is a driveway leading to the property with driveway offering ample off road parking, lawn areas and planted borders.

Garage 6.14m x 3.96m – maximum measurements

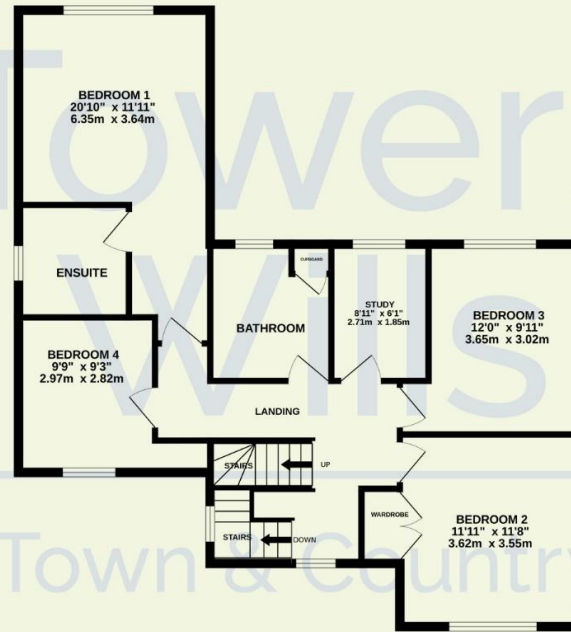
With 'up and over' door, double glazed window to the side, EV charger, water tap, power, light, gas boiler, door to side and internal door to the utility room.



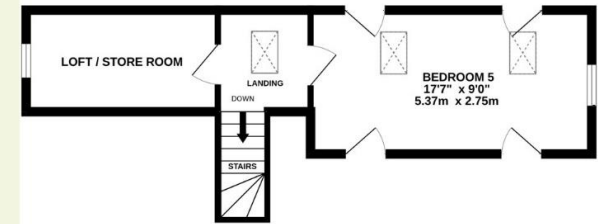
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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 ©2024

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 or 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.