



FOR SALE

51 Montacute Road, Tintinhull, BA22 8QD

£350,000



ORCHARDS
ESTATES

Set in a quiet no through road, this extended, semi-detached home, with integral garage, lots of parking and private garden with extra large home office is a great option for those seeking a spacious family home in an edge of village setting.

This is the ideal location for those seeking a bit of country life, but not too far away from civilisation or transport links.

The owners have remodelled the home since they purchased through Orchards Estates back in 2015.

At that time, there was a rush for the property as it presented in such great condition and now benefits from further updating and improvements.

The garden is a private space which benefits from practically all-day sunshine.

An initial patio area leads to the lawn and then at the rear is a double cabin which has been set up as an home office and snug, with a further patio area.

Well worth a visit to fully appreciate all that is on offer, once you are through the front door.

Just drop us a line and we will arrange your viewing at a time that is convenient to you.



£350,000



LOCATION

Tintinhull is a pretty village located within easy driving distance of Yeovil, about 5 miles to the North-west of the town. It has a well respected Primary School, Church, lido, recreation field, tennis courts, public house and National Trust property - Tintinhull House and Gardens. It benefits from easy access to the A303 London - Exeter trunk road and is on a regular bus route.

Approach

Set on a spur off Montacute Road and away from the main road, this home is found on the left-hand side of a no through road (which shares access with Leaches Close), leading to the village allotments and a large sports field. A set of gates opens to the driveway which was improved by the current owners to provide additional parking space.

Living Space

The front door opens the inner hallway with stairs to the first floor.

There used to be a separate cloakroom here, this is now a handy cloaks and boots room with floor to ceiling shelving.

Next is the downstairs, remodeled wet room, great for the family, doggies or the early risers.

The hall then turns left with two further doors opening to:

Kitchen/Diner: This space benefits most from the extension that was carried out years ago and creates a wonderful entertaining or family space. A recently updated modern kitchen with a lot of storage and workspace which is in an L shape as it opens across the rear of the property to include a dining area with French doors opening to the rear garden.

Living Room: Great space for the family or somewhere to relax in the evenings which benefits from floor to ceiling shelving, and an open arch allowing the living space to flow in an open plan fashion.

Upstairs

The landing offers distribution to the sleeping quarters

and family bathroom. There is a loft hatch, the loft is partially boarded.

Principal Bedroom: Forming part of the extension of the property this was originally the smallest 'box room'. With the extension this is now a particularly large room for the type of home and offers generous space for a SuperKing bed as well as dressing area, walk in wardrobes and a nice outlook over the garden.

Other Bedrooms: Both are doubles and both have front aspect windows. One was the original main bedroom.

Bathroom: Fully fitted and tiled with shower over bath.

Rear Garden

Spacious rear garden set out with patio from rear of house, side access to front of house, to a log store, and stone built shed, a raised lawn, mature borders and a range of plants and fruit trees. Easily maintained garden suitable for all the family which is both private and benefits from sun most of the day.

Home Office

A substantial home office has been set to the lower end of the garden. This is set out with a nice seating area and a dedicated office space providing multiple plugs and internet socket connection. Full Fibre is installed, the current owner is awaiting connection.

Garage

Rear aspect window, laid to concrete, pitched roof, (offering more storage space) power & light, plumbing, boiler, and an up & over door with internal door to the main residence.

The utility area is also situated within the garage, with three wall mounted cupboards, worktop space, sink (with hot and cold water), and plumbing for a washing machine and a vented tumble dryer.

Parking

Private gated driveway to the front of the property. The current owners removed the front garden and increased the parking area which easily accommodates 4 vehicles without having to jiggle to get in or out.



Material Information

- Freehold Property, built C. 1940s
- Council Tax Band: C
- EPC Rating: Previous EPC D (new EPC ordered)
- Mains Drainage, Water and Electric
- Oil Fired Central Heating Combi Boiler located in garage
- The Boiler was installed approx 7 years old
- Bottled gas is used for the range cooker
- There is a secluded oil tank in the garden replaced approx. 6 years ago.
- Water Meter is located on the front drive
- The path separating 49 and 51 is owned by 51, 49 has a right of access (this does not cross the garden)
- Double glazing was replaced in 2022
- The roof was re-felted and battened in 2022
- The house was repointed in 2023
- Owner maintains right hand side fence as you look at property
- Log Burner in living room (chimney last swept March 2024)
- Double Cabin/Home office was installed in 2022
- Flood Zone 1: Low Risk
- Broadband: Currently using SuperFast (up to 80Mbps). We have been informed that Full Fibre has recently been installed in the area.

Directions

From Head Street take the exit signposted to Montacute Road. Follow the road along Montacute Road and keep an eye open as there is a spur off to the left which is where Montacute road splits in two. Follow the left hand turn in and the property will appear on your left hand side.

<https://w3w.co/gifts.limiting.shepherds>
<https://maps.app.goo.gl/ggcunijxEyrJLQQXd7>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Approximate total area[®]

111.36 m²
1198.67 ft²

Reduced headroom

0.3 m²
3.23 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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www.orchardsestates.com



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