



FOR SALE

Hill View Close, West Chinnoek, TA18 7QH

£295,000



ORCHARDS
ESTATES

Nestled at the end of a tranquil cul-de-sac, 7 Hill View is an attractive semi-detached home that combines charm with modern convenience.

The ground floor features a welcoming living room, a bright and airy dining room, and a well-equipped kitchen.

The dining room offers a lovely space for entertaining, while the kitchen provides direct access to the garden, creating a wonderful outdoor area for leisure and activities.

The first floor offers versatile accommodation, including three bedrooms and a family bathroom, ensuring ample space for family living or guests. Additionally, this property boasts a single garage, providing excellent storage and secure parking.

This home is perfect for those seeking a peaceful retreat with the convenience of modern amenities.

£295,000



LOCATION

West Chinnock is a well situated, yet quiet village with primary school, public house and church and offers a tranquil setting within easy striking distance of the main town of Crewkerne which is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance, along with Yeovil being a similar drive.

Approach

Set back from the road the property can be accessed over the front footpath which leads through the front lawn to the main entrance, or you can park on the long driveway which provides access to the rear garden and garage. The property boasts breathtaking, expansive front-facing views that captivate and inspire. Perfectly suited for those who appreciate picturesque surroundings, this feature adds a remarkable charm to the space.

Ground Floor Living

Entrance is to a reception hall with stairs to the first floor and doors opening to:

Sitting Room/Dining Room: This bright and spacious living room features a large front aspect window that floods the space with natural light, creating a warm and inviting atmosphere.

Additionally, a generous radiator positioned under the window ensures the room stays cozy and comfortable throughout the year.

The sliding doors seamlessly connect the living room to the dining area, making it perfect for entertaining guests.

Kitchen: The kitchen boasts elegant Shaker-style

white floor and wall units, providing ample storage and a timeless aesthetic.

Included in the property are a dishwasher, oven, and hob, ensuring convenience and functionality.

The combi boiler, located in the kitchen, and we have been informed that this has been serviced regularly.

An extractor fan ensures proper ventilation, while a dedicated storage cupboard offers additional space.

There is ample room for a fridge freezer, and plumbing is in place for a washing machine.

First Floor Living

Ascending the stairs to the landing, this area features a side aspect window that allows plenty of natural light to brighten the space.

Directly ahead at the top of the stairs is the main

Family Bathroom Modern white bathroom suite, featuring a shower over the bath and is partially tiled for a modern look.

Bedroom 1 A spacious double, with rear aspect window and built in wardrobe.

Bedroom 2 Is the Master Bedroom, situated at the front of the property, boasts large built-in wardrobes, providing ample storage space.

Bedroom 3 A versatile third room that can serve as a small double or large single bedroom, which is currently being used as an office by the current owners.

There is loft access via a hatch and the loft is partially boarded, though it does not have lighting.

Outside Space, Driveway and Garage

The rear garden features a central lawn with a patio terrace, offering a peaceful and private setting.

This area is perfect for relaxing, unwinding, or entertaining guests. It can be conveniently accessed from the kitchen or through the rear gate in the garden.

At the top of the garden, there is a charming, bedded area, ideal for planting all your favorite bulbs and flowers.

The property features a long driveway that provides easy access to a spacious garage, ideal for additional storage.

There is a door from the garage to the garden giving direct access.

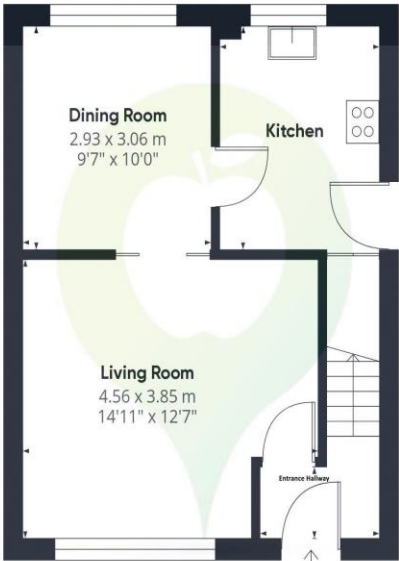


The driveway can comfortably accommodate up to four cars, offering ample parking space for residents and guests.

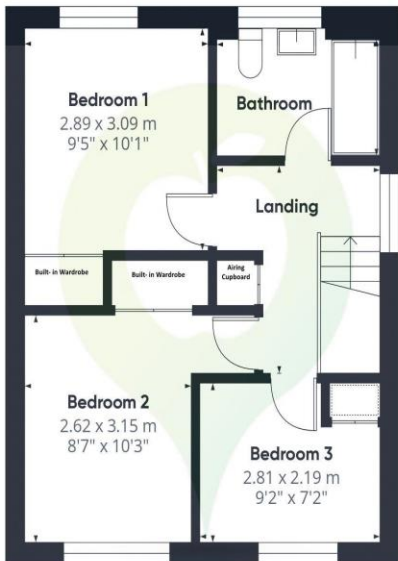
Material Information

- Freehold Property, Built c. 1967
- Council Tax Band: C
- EPC Rating: F
- Mains Drainage, Water and Electric
- Gas - via Propane Gas Cylinders,
- Gas Boiler is approx. 10-Year-old and we have been informed by the vendor that it has been serviced regularly
- Double Glazing at the front and back of the property and the front and back door were replaced in 2024
- Owner maintains left hand side Hedge
- Loft with hatch, boarding, no lighting
- Broadband: OFCOM: Superfast

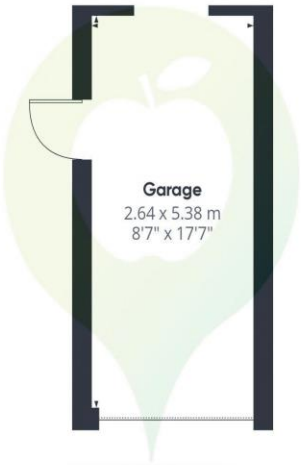
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾
87.39 m²
940.65 ft²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.