



To Let

West Street, Hinton St. George, TA17 8SB

Monthly Rental Of £1,450



ORCHARDS
ESTATES

Discover the allure of this delightful terrace cottage, beautifully updated to showcase its timeless character and charm. Nestled in a highly sought-after village setting, this property combines traditional elegance with modern comforts. Step into the inviting living room, where two stunning fireplace features create a warm and cozy atmosphere. Large windows frame picturesque village views, flooding the space with natural light. The spacious country-style kitchen, complete with utility area, offers an ideal space for culinary adventures, while a conveniently located downstairs bathroom enhances functionality. Upstairs, you'll find two well-appointed bedrooms. One boasts additional cupboard space, perfect for storage, and the modern bathroom adds a touch of contemporary sophistication. Outside, the tiered garden provides a serene retreat, ideal for relaxing or entertaining while enjoying the surrounding beauty. This charming cottage is more than just a home; it's a lifestyle opportunity in a fantastic location. A viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

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LOCATION

Hinton St George is a village of character in a conservation area of South Somerset. It is set in attractive surrounding undulating countryside and contains many fine stone built character properties. Amenities include a General Store/Post Office, Church, Exceptional Pub/Restaurant, a Primary School and local bus services. Crewkerne (Mainline Station - Waterloo) is three miles, Yeovil eleven miles, the Dorset Coast eighteen and the A303 trunk road connecting to the National Network within three miles.

Approach

Access to the house is directly off the pathway with quiet on street parking. With a small amount of steps leading from the road to the front door.

Entrance Hall

Front and door leading into the living room.

Living Room

Spacious living with 3 large windows looking out onto lovely village views including a bay window and window seat. Not 1 but 2 feature fireplaces, with under stairs storage and 2 large radiators.

Utility room

A useful space with more storage and worktop with washing machine included. Rear door access to the garden.

Kitchen/Diner

Stylish country style kitchen with a range of base units and a wall unit, single bowl sink with drainer, gas cooker, built-in dishwasher, spot lights, tiled splash backs, space for fridge/freezer, radiator, door to utility and double door to rear garden.

Ground floor bathroom

Tiled flooring, bath with shower attachment, wash hand basin, WC and chrome heated towel rail.

Rear Garden

3 tiered garden with mature plants, a mix of patio space and grass. Garden shed on the top tier of the garden. Right of rear access through the adjoining properties.

Landing

Doors leading to bedrooms and first floor bathroom.

Bedroom 1

Two front aspect windows- one with window seat. A large cupboard for extra storage and radiator.

Bedroom 2

Front aspect window and exposed wood features.

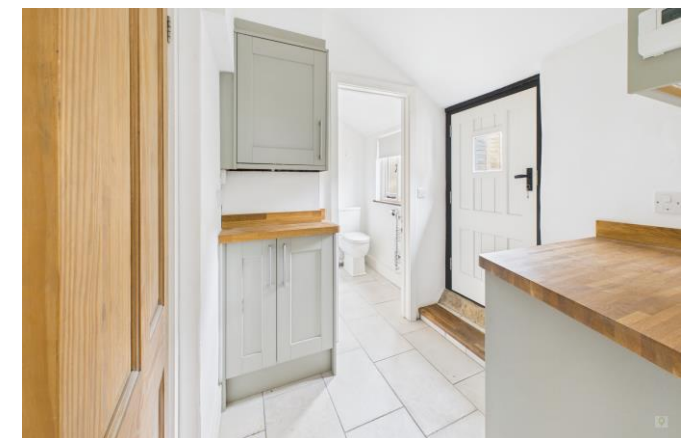
Bathroom

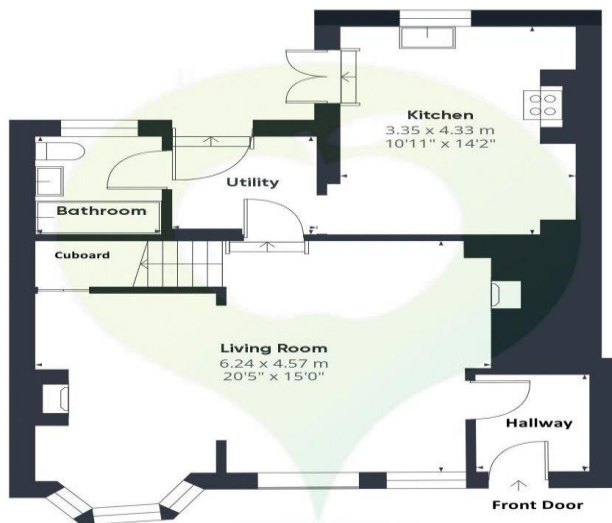
Rear aspect widow, tiled flooring, large walk-in shower, wash hand basin, WC and chrome heated towel rail.

Material Information

- EPC Rating - C
- Council tax Band - C
- Mains drainage, water, gas and electric
- Heating - Wall radiators
- Rear Garden Access - This property has right of way through the adjoining properties
- Flood Zone - 1 -low probability of flooding from the sea or rivers
- Broadband - Superfast 75 Mbps

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floor 1



Floor 2



Approximate total area⁽¹⁾

87.87 m²
945.83 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 are based on RICS IPMS 3C standard.

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AGENTS NOTE

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Directions

West Street is located just off High Street, which in turn is just off Lopen Road. As you drive down West Street, it is directly opposite Abbey Street. We would recommend parking along the grass bank in front of the property where one of our experienced, locally based team will be there to greet you.

What3words:///nursery.commuted.trio

<https://maps.app.goo.gl/o9gjP8G2wVhBFDdt5>

Consumer Protection from Unfair Regulations 2008: The Agents have 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.



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