



**Towers
Wills**

Town & Country

Long Acre, Tintinhull Rd, Somerset
BA22 8QU

£550,000

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



Features:

With self contained annexe accommodation

Beautiful family home

Versatile accommodation

Far reaching countryside views

Large plot

En-suite to both master bedroom and annexe bedroom

Viewing advised to fully appreciate this beautiful home

Conservatory

Double garage

Freehold

Agents Notes

The property is heated via an oil fired central heating system, the oil tank is 1,500 litres and bunded. The LPG cylinder fuels the gas hob in the kitchen. The waste treatment plant has been updated in May 2020. A pressurised cylinder in the loft space provides decent water pressure throughout the home.





Towers Wills welcome to the market this exceptionally versatile detached bungalow, enjoying glorious countryside views. The property can accommodate for a variety of requirements presently the property is used as a single dwelling but could equally be a bungalow with separate, self contained annex.

The property is presented to an exceptional standard throughout where accommodation briefly comprises: Porch, hallway, kitchen diner, three reception rooms, conservatory, four double bedrooms, two en-suites, bathroom. Beautiful mature gardens, large driveway, detached garage / workshop.

Reception Hallway

Window to the front, window to the rear, boiler cupboard, two radiators and loft access. Both the main residence and annexe accommodation can be accessed.

Dining Room 4.19m x 3.70m

With bay window to the front, radiator and exposed floorboards.

Living Room 4.84m x 3.44m

Window to the front and radiator.



Kitchen/Diner

A quality kitchen comprising of a range of wall, base and drawer units, granite work surfacing with Belfast sink, integrated Neff double electric oven (one with microwave) with warming drawer, integrated four burner Neff gas hob with cooker hood over, integral dishwasher, space for fridge/freezer, tiling to splash prone areas, windows to both the front and side and space for dining set.

Conservatory 4.45m x 3.45m Enjoying a beautiful outlook across the countryside with windows to both rear and side, doors opening out to the garden, under floor heating and tiled floor.

Master Bedroom 5.37m x 3.64m

A spacious master bedroom with patio doors opening out onto the garden and fitted wardrobes.

En-suite 1.98m x 1.73m (excluding recess)

A luxurious white modern suite comprising of double shower cubicle with rainfall showerhead and separate handset, wash hand basin with vanity unit under, wc, heated towel rail, radiator and is fully tiled.

Bedroom Two 3.65m x 3.50m

With bay window to the front, fitted wardrobes and radiator.



Bedroom Three 4.47m x 2.91m

With window to the rear, fitted wardrobes, radiator and doors to conservatory.

Bathroom 3.00m x 2.25m

An immaculately presented white suite comprising of bath, separate shower cubicle, wash hand basin with vanity unit, wc, window to the rear, tiled floor, extractor fan, part tiled and radiator.

Annexe Accommodation

Lounge/Diner 5.70m x 3.44m

With windows to both side and rear, once again enjoying countryside views. Double doors opening out onto the patio area; perfect for relaxing and looking out across the countryside.

Kitchen/Breakfast Room 4.60m x 2.06m

A beautifully presented fitted kitchen comprising of a range of wall, base and drawer units, work surfacing with stainless steel sink/drainers, integrated electric oven, space for fridge/freezer, plumbing for washing machine and dishwasher, tiling to splash prone areas, window to the rear, door to the rear garden and radiator.



Bedroom 4.42m x 2.65m (excluding recess)

Window to the front, fitted wardrobes and radiator.

En-suite

An immaculate luxurious suite comprising of bath with shower over, wash hand basin with vanity unit underneath, wc, fully tiled, radiator, tiled floor and window to the side.

Outside

A large driveway provides ample parking and turning for many vehicles and in turn leads to the detached garage/workshop.

Detached Garage/ Workshop 5.87m x 4.80m

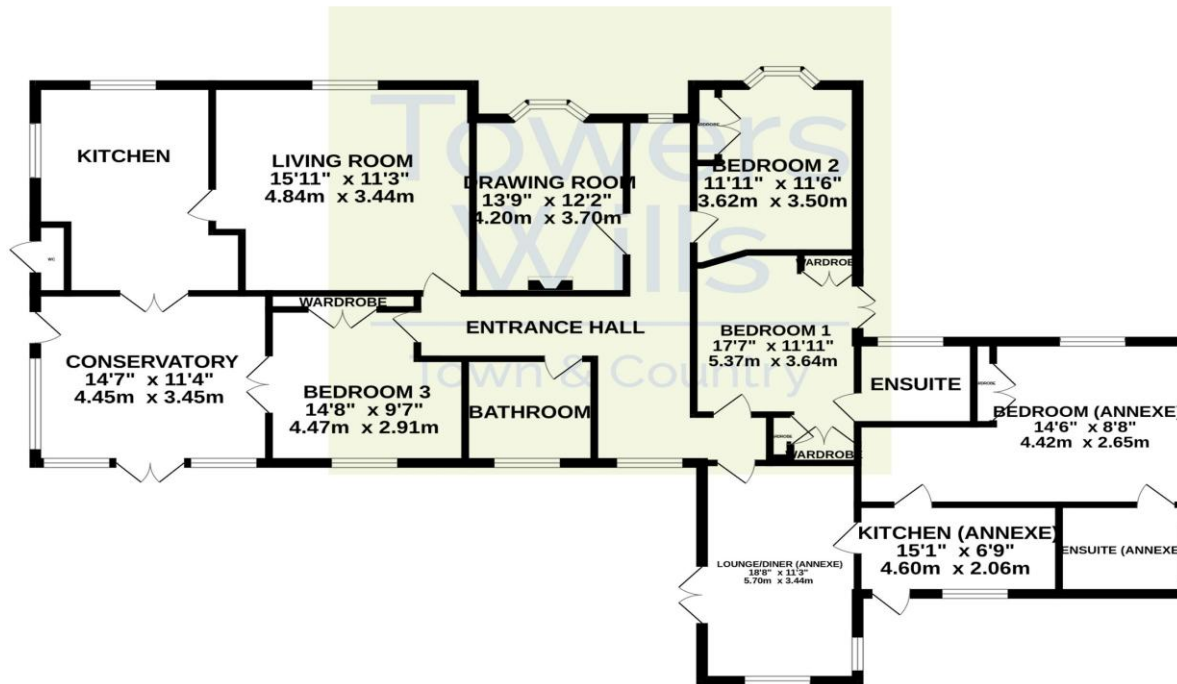
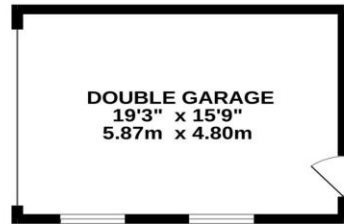
Electric up and over door, two windows to the side, door to the rear, power and light.

Gardens

The property has beautiful gardens to all sides. The front of the property is laid to lawn with hedgerow borders, flower beds stocked with a variety of mature plants, trees and shrubs. To the side of the is a large area laid to lawn with detached timber summerhouse. Accessed externally from the side of property is a convenient gardeners W.C. To the rear of the property is a raised decked area and raised patio area which provide perfect summer entertaining areas with beautiful outlook across the fields and countryside.



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		

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 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.