



Brettingham Court, Hinton St George, TA17

**Offers in excess of:
£350,000**

Brettingham Court, Hinton St George, TA17

Offered with the benefit of no onward chain, No. 1 Brettingham Court is part of an exclusive courtyard development of 18 properties, converted into mews style houses, in what was the former stables and coach house to Hinton House. Nestled in a sunny corner, this wonderful, Grade II Listed house offers high ceilings, beautiful feature windows and well-proportioned rooms.

Accommodation in brief provides, spacious Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom to the Ground Floor with, 3 double Bedrooms, Bathroom and large landing to the First Floor. Outside to the front lies a pretty terrace overlooking the central courtyard with a further private patio to the rear, Garage and Carport. The property is in immaculate condition throughout.

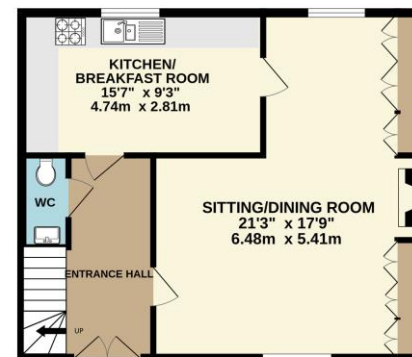
Gardens and Grounds - Brettingham Court is approached via a private road that leads to the garage and carport and to the visitors parking at the front. A large archway leads through to the quadrangle and to the right, in the corner, is No. 1. To the front of the property is a south facing terrace, ideal for sitting outside and to the rear is a private courtyard area.

Agents Note

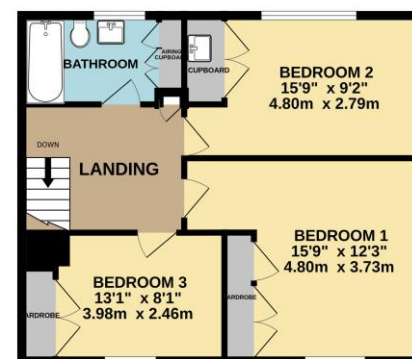
Property Information - The properties in Brettingham Court are Grade II listed and within the designated conservation area.

The property is freehold but residents pay a service charge of £350 per annum towards the upkeep of shared / communal areas. There is currently a sinking fund. The Residents Association does not permit the purchase of properties at Brettingham Court for the purposes of commercial letting. All properties are to be occupied by the owner or owners or members of the owner's family or friends and no property is to be let.

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.




TOTAL FLOOR AREA: 1157 sq.ft. (107.5 sq.m.) approx.

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 		

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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