

for sale

£450,000



## Vicarage Street Tintinhull Yeovil BA22 8PY

**NO ONWARD CHAIN!!**

Connells welcome to the market this 4 bedroom detached property in the popular village location of Tintunhull.

This property hosts a wealth of living space and really needs to be viewed to be fully appreciated. Don't delay call 01935431129!



# Vicarage Street Tintinhull Yeovil BA22 8PY

## Agents Note

All services/appliances have not and will not be tested.

## Entrance Hall

Wooden porch door to the front.

## Entrance Hall

Stairs to the first floor and a radiator.

## Cloakroom

Double glazed window to the rear, wash hand basin, heated towel rail, shower cubicle, wc, wash hand basin and an extractor fan.

## Lounge

22' 9" x 9' 4" (6.93m x 2.84m)

Double glazed window to the front, wood burner, 2 x double glazed windows to the side, tv point and 2 x radiators.



### **Dining Room**

13' 5" x 12' 8" (4.09m x 3.86m)

Wood burner, radiator, double glazed window to the front, 3 x wall lights and a door to the kitchen.

### **Kitchen**

14' 7" x 13' 4" (4.45m x 4.06m)

Fitted kitchen with a range of wall and base units, space for a washing machine, 1 1/2 stainless steel sink/drainers, double glazed window to the front, door to the utility, radiator, oven, gas hob, extractor fan and a patio door to the rear garden.

### **Utility Room**

Double glazed windows to the rear and side, boiler, cupboard housing the hot water tank, 1 1/2 stainless steel sink/drainers and a radiator.

### **Bedroom 4**

14' x 9' 4" Max (4.27m x 2.84m Max)

Double glazed window to the side, radiator and a tv point.

### **Landing**

2 x eaves storage, storage cupboard, radiator and 2 x roof windows.

### **Bedroom 1**

14' 5" x 17' Max (4.39m x 5.18m Max)

Double glazed windows to the front and side, 2 x radiators, roof window and 2 x eaves storage cupboards.

### **En Suite**

Double glazed window to the front, heated towel rail, wash hand basin, wc and a shower cubicle.

### **Bedroom 2**

13' 7" x 10' 10" Max (4.14m x 3.30m Max)

Double glazed window to the front, tv point, radiator and large shelved single built in storage cupboard.

### **Bedroom 3**

13' 4" x 9' 9" (4.06m x 2.97m)

Double glazed windows to the front and side, radiator and a loft hatch.

### **Bathroom**

Bath with shower over, wc, eaves storage cupboard, heated towel rail and a roof window.

## **Outside**

### **Front Garden**

Driveway, pebbled area, outside tap, brick enclosed, well and a patio area.

### **Rear Garden**

Patio, brick enclosed, steps to the lawn area, fence enclosed, shed and a gate to the driveway.





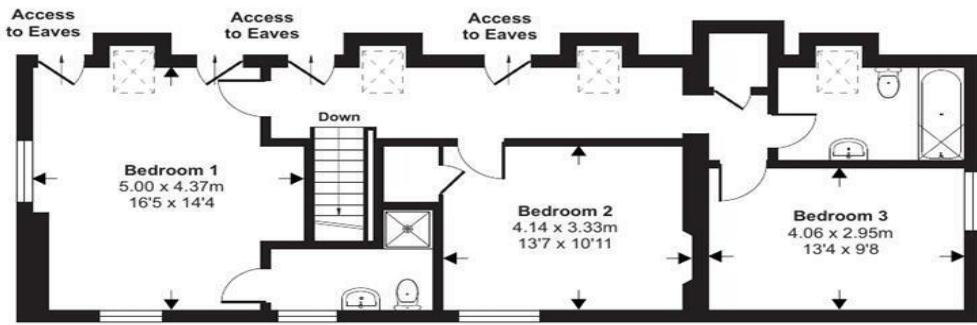


Approximate Area = 1984 sq ft / 184.3 sq m

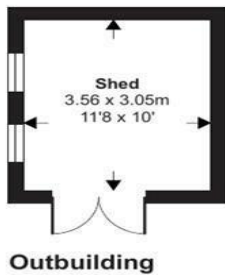
Outbuilding = 117 sq ft / 10.8 sq m

Total = 2101 sq ft / 195.1 sq m

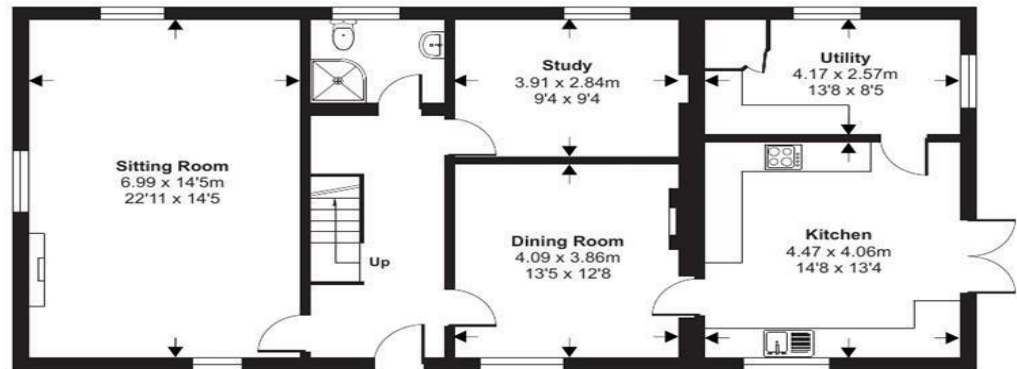
For identification only - Not to scale



First Floor



Outbuilding



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.

To view this property please contact Connells on

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YEOVIL BA20 1EW

Property Ref: YOV313174 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: F

**view this property online [connells.co.uk/Property/YOV313174](https://www.connells.co.uk/Property/YOV313174)**

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