



Portman Court, East Chinnock, Yeovil, BA22 9DR

welcome to

Portman Court, East Chinnock, Yeovil

A three bedroom character cottage, situated in the quaint village of East Chinnock. The accommodation is presented in lovely order throughout and offers a wealth of space & natural light. Externally, the property boasts driveway parking, garage & enclosed gardens with a stunning countryside backdrop



Entrance Hall

Stairs rising to the first floor with understairs storage cupboard. Radiator.

Downstairs Cloakroom

Suite comprising wash hand basin with tiled splashback and low level WC.

Fitted Kitchen

12' 3" x 9' 7" (3.73m x 2.92m)

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl single and drainer. Integrated electric hob with cooker hood over. Integrated eye level double oven. Plumbing for washing machine. Integrated under counter fridge. Radiator.

Dining Room

12' 4" x 11' 7" (3.76m x 3.53m)

Double glazed sliding patio doors to the rear opening into the sun room. Space for dining table and chairs. Exposed ceiling beams. Radiator.

Lounge

13' 9" x 9' 6" (4.19m x 2.90m)

Double glazed windows to the rear and side. Feature fireplace with a log burner inset. Exposed ceiling beams. Radiator.

Sun Room

11' 5" x 5' 5" (3.48m x 1.65m)

Double glazed sliding patio doors to the rear opening to the garden and the perfect place to enjoy the stunning countryside views. Tiled floor. Electric heater.

First Floor Landing

Double glazed window to the front. Access to the loft space. Radiator.

Bedroom One

12' 5" x 11' 7" (3.78m x 3.53m)

Double glazed window to the rear with stunning views overlooking the open countryside. Radiator.

Bedroom Two

9' 11" x 9' 2" (3.02m x 2.79m)

Double glazed window to the front. Radiator.

Bedroom Three

9' 7" x 9' 7" (2.92m x 2.92m)

Double glazed sky light window to the rear. Eaves storage. Radiator.

Shower Room

Double glazed sky light window to the front. Suite comprising enclosed walk in shower/bath. Wash hand basin inset to vanity unit. Low level WC. Extractor fan. Radiator.

Garage

16' 10" x 14' 1" (5.13m x 4.29m)

Electric up and over door to the front. Power and light. Loft storage.

Rear Garden

A good size fully enclosed garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine and beautiful countryside view. The garden is bordered with a variety of decorative plants and shrubs.

Agent Note

The property has oil central heating and there are solar panels which are owned by the vendor.



Ground Floor



First Floor

Total floor area 101.9 m² (1,096 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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welcome to

Portman Court, East Chinnock, Yeovil

- Quaint Village Location
- Character Cottage
- Three Bedrooms
- Garage & Driveway Parking
- Council Tax Band - D

Tenure: Freehold EPC Rating: C

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO107650 - 0004

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