

Montacute Road, Tintinhull, YEOVIL, BA22 8QD



welcome to

Montacute Road, Tintinhull, YEOVIL

A three bedroom semi detached family home, offered for sale with no onward chain and situated within the desirable village of Tintinhull. The accommodation offered a wealth of space and natural light throughout and externally boasts a good size rear garden.

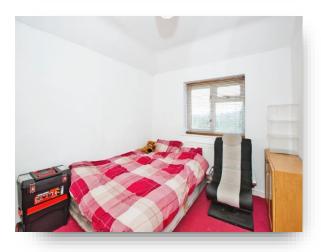












Entrance

Double glazed door to the side, opening into:

Entrance Hall

Stairs rising to the first floor. Two storage cupboards. Radiator.

Lounge

13' x 10' 7" into recess (3.96m x 3.23m into recess) Double glazed window to the front. Feature fireplace. Understairs storage cupboard. Radiator.

Dining Room

9' 8" x 9' 4" ($2.95m \times 2.84m$) Double glazed window to the rear overlooking the garden. Space for dining table and chairs. Radiator. Door opening into:

Kitchen

10' 1" + recess x 5' 5" (3.07m + recess x 1.65m) Double glazed window to the rear overlooking the garden. A range of fitted wall and base units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer. Space for free standing cooker. Plumbing for washing machine. Space for under counter fridge. Storage cupboard. Door opening into:

Rear Hall

Door to the side opening to the garden. Storage cupboard housing boiler. Sliding door opening into:

Downstairs Cloakroom

Double glazed window to the rear. Suite comprising wash hand basin with tiled splashback and WC.

First Floor Landing

Double glazed window to the front. Access to the loft space. Airing cupboard.

Bedroom One

12' 11" x 11' 4" (3.94m x 3.45m) Double glazed window to the rear overlooking the garden. Space for free standing furniture. Radiator.

Bedroom Two

11' 5" x 8' 8" ($3.48m \times 2.64m$) Double glazed window to the rear overlooking the garden. Space for free standing furniture. Radiator.

Bedroom Three

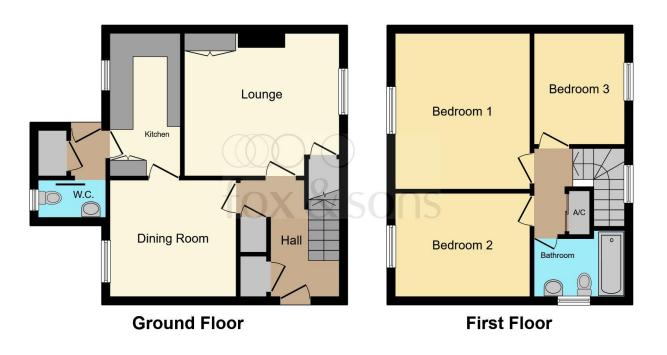
9' 8" x 7' 2" (2.95m x 2.18m) Double glazed window to the front. Radiator. Ideal home office or dressing room.

Bathroom

Double glazed window to the side. Suite comprising enclosed bath with shower over, wash hand basin and WC. Radiator.

Rear Garden

A good size rear garden laid mainly to lawn with a hardstanding patio area abutting the property providing an ideal seating area to enjoy the summer sunshine. Gated side access leading to the front entrance.



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.focalaqent.com



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welcome to

Montacute Road, Tintinhull, YEOVIL

- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Good Size Rear garden
- Village Setting

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000





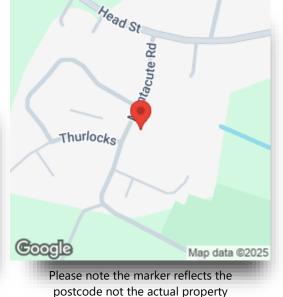
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Property Ref: YEO107870 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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