



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 x 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 x 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.



Ground Floor



First Floor

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

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO107870 - 0004

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fox & sons



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



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