



Queen Street

Tintinhull, Yeovil

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Tintinhull
Yeovil
BA22 8PQ



- Sensational Bungalow
 - Much Extended
 - 0.34 Acres Gardens
- Extensive Parking and Garage
- Internal Viewing Essential

Guide Price £595,000

Freehold

Yeovil Sales
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THE DWELLING

A fantastic and much extended detached bungalow benefitting from gas central heating, uPVC double glazing, timber doors, extensive timber effect flooring, plantation shutters and standing in grounds of 0.34 acres.

ACCOMMODATION

This property is incredibly spacious throughout and in immaculate order with accommodation comprising a double-glazed entrance door with side screen leading to the reception hall. Four double bedrooms with the master having a high-quality contemporary en suite, whilst there is also a fantastic family bathroom being fully tiled, having a double shower cubicle and an attractive free standing bath.

The sitting room is a good size having a feature woodburner, whilst there is a useful utility room with timber effect worktops and a Belfast sink. There is a stable door to the side, a boiler cupboard and a separate cloakroom with a low level wc.

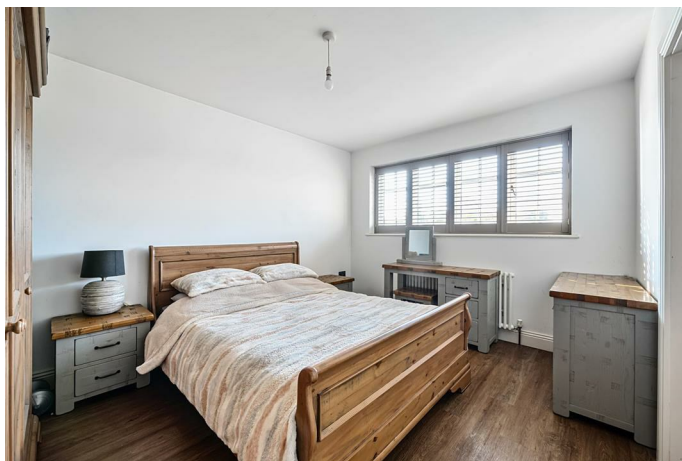
All aspects of this bungalow are absolutely beautiful but the real feature is the sensational kitchen/living room/dining room at the back of the property offering a four hob range, and a comprehensive range of units with granite worktops with timber effect doors, whilst fitted appliances include a dishwasher and fridge/freezer.

There is a central island unit with drawers and cupboards under (please be aware that the instant boil hot water tap is not included in the sale). There are four Velux windows making the room particularly light and airy, whilst there is also a chest of drawers unit and double-glazed doors that lead to the rear.

OUTSIDE

To the front, a timber gate leads to a very extensive gravelled area providing parking for approximately 18-20 vehicles, whilst there is also a pleasant area of garden with shrubs and plants enclosed by sleepers. There is a garage with an up-and-over door there is also a car charging point. To the rear of the property are large lawns and a patio enclosed by lap panel fencing.





SITUATION

The property is located in the village of Tintinhull which has amenities including a village school, parish church and the National Trust administered Tintinhull Gardens. There is an outdoor swimming pool and barbecue area for use and hire by the village community as well as outdoor tennis courts. Brand new village hall with a variety of community events and classes including Yoga, Pilates, Short mat bowls and cinema evenings. The hall also hosts a cafe open five days a week serving lunches, cakes, snacks and beverages.

The nearby towns of Yeovil, Somerton, Castle Cary and

Sherborne all provide a good variety of shopping, educational and recreational facilities. There are mainline railway stations at Castle Cary with a service to London Paddington and to the south at Yeovil or Sherborne with a service between Exeter St Davids and London Waterloo.

The area is well known for the quality of its education with schools including Millfield, King's Bruton, Sherborne Boys and Sherborne Girls, St Anthony's, Leweston, Sherborne Preparatory School, Perrott Hill and Hazlegrove as well as a number of well-regarded state schools.

Sporting facilities in the area include shooting and fishing, horse racing at Bath, Exeter, Taunton, Wincanton and Salisbury as well as water sports on Sutton Bingham Reservoir and golf at Long Sutton and Sherborne. The Jurassic coast in Dorset with its variety of water sports is also within easy reach.

DIRECTIONS

What 3 words: [///leathers.hats.paths](http://leathers.hats.paths)

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.



Broadband - Superfast broadband is available. Mobile signal/coverage - Available both indoors and outside - For an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.
<https://www.ofcom.org.uk>

MATERIAL INFORMATION

Council Tax Band: E

There is no flood risk for this property. This home is not at risk of flooding from rivers and seas.

Schedule of personal covenants: The following are details of the personal covenants contained in the Conveyance dated 18 December 1963 referred to in the Proprietorship Register:-

The Purchaser hereby covenants with the Vendor that he the Purchaser and his successors in title will within three months from the date hereof erect and forever thereafter maintain a stock-proof fence along the southern boundary of the property hereby conveyed.

64 Queen Street, Tintinhull, Yeovil

Approximate Area = 1759 sq ft / 163.4 sq m (includes garage)

For identification only - Not to scale

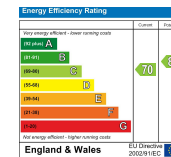


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1207737

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