



7 Halletts Orchard

Tintinhull, Yeovil, Somerset, BA22 8DY

Yeovil 5 miles. Sherborne 9 miles. Yeovil Junction Station 9 miles. Castle Cary Station 13 miles.

An Attractive Modern Hamstone Terraced Property in a delightful courtyard setting with rural outlook over farmland to the rear with 3 Bedrooms, 2 Bathrooms, Parking and a Garage. EPC Band C.

- Quiet Courtyard Setting within a Desirable Village Location
- Light and Airing Open Plan Kitchen/Living/Dining Room
- Cloakroom
- 3 Bedrooms (one en-suite) & Family Bathroom
- Garage, Parking
- Private Enclosed Garden Backing onto Farmland
- Freehold
- Council Tax Band E

Offers In Excess Of £300,000

SITUATION

Halletts Orchard is a delightful courtyard of Hamstone properties adjoining farmland and no 7 has the benefit of backing onto fields with a lovely rural outlook. The property is located within walking distance of the village of Tintinhull which is a very sought after and has very good local facilities including a Church, Primary School, Village Hall, recreation ground with tennis courts and an open air swimming pool. The village is within 3 miles of Yeovil and 2 miles of the A303 and main line railway stations are available at Yeovil (Waterloo) and Castle Cary (Paddington).

DESCRIPTION

No 7 is an attractive Hamstone Terraced House built in the 1990's as part of a delightful courtyard development within this sought after village of Tintinhull. The property has been looked after by the current owners and has an open plan feel on the ground floor with 3 good size bedrooms, 2 bathrooms and has the benefit of an enclosed rear garden backing onto open fields.



ACCOMMODATION

Front door opening into a hallway with door to cloakroom with WC and vanity wash hand basin. The kitchen is fitted with modern wall and floor units, inset sink, plumbing for washing machine and dishwasher, space for fridge freezer and built-in oven and gas hob with extractor over. The kitchen opens into the Living/Dining Room giving an open plan feel, this is a lovely sized room with doors opening into the rear garden, there is ample space for a table and chairs as well as Living Room furniture.

Stairs rise to the first floor landing with airing cupboard and access to the loft. The principal bedroom is a good size room at the front of the property and has the benefit of an en-suite shower room with shower cubicle, WC, vanity wash hand basin and towel rail. There are 2 further double bedrooms at the rear of the property overlooking the fields and a family bathroom comprising bath with shower over, vanity wash hand basin, wc and towel rail.

OUTSIDE

To the front of the property is a parking space and bespoke wooden storage for bins and recycling. To the rear is an enclosed mature garden which is mainly laid to lawn with trees and shrubs and backs onto open countryside beyond; there is a paved terrace for sitting out and entertaining. The garage is located opposite the property at the end of a block with an up and over door and there is a further parking space in front of the garage.

SERVICES

All mains services connected.

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps.

Mobile Available : EE THREE, VODAFONE and O2

VIEWING

Strictly by appointment with the Vendor's Selling Agents, Stags, Yeovil Office, please call 01935 475000.

DIRECTIONS

From Yeovil take the Ilchester Road out of Yeovil and follow the signs for Tintinhull. As you enter the village turn right into St Margaret's Road and after a short distance turn left into Halletts Orchard where no 7 can be found in front of you at the head of the cul-de-sac.

FLOOD RISK STATUS

None



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area = 102.8 sq m / 1106 sq ft

Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061461)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	88
EU Directive 2002/91/EC			

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