



6, Halletts Orchard



6, Halletts Orchard

Tintinhull, Yeovil, Somerset BA22 8DY

A303 1 mile. Yeovil 4 miles. Sherborne 10 miles.

A three/four bedroom modern Hamstone terraced house with superb open plan kitchen/Living/Dining Room, located within this delightful courtyard setting backing onto open fields with far distant views. EPC Band C.

- Well appointed house with PP to extend
- Spacious Hallway and Cloakroom
- Three Bedrooms, One En Suite and Family Bathroom
- Off road parking and garage
- Council tax band E
- Superb open plan Kitchen/Living/dining Room
- Separate Sitting Room/Study/Bedroom Four
- Attractive Gardens, backing onto fields with rural views
- 23/01684/HOU - Planning Permission for single storey extension with internal alterations
- Freehold

Guide Price £395,000

SITUATION

6 Halletts Orchard is located within this delightful courtyard of hamstone properties which adjoin open farmland and enjoy far distant views to the rear. Within this sought after village are facilities including a church, primary school, village hall, recreational ground with tennis courts and an open air swimming pool. The village is within 4 miles of Yeovil where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

6 Halletts Orchard is an attractive hamstone terraced house built in the 1990's and has brick quins and is contained beneath a tiled roof. Recently the property has been refurbished with new sanitary wear to the cloakroom and en suite, together with a newly installed kitchen which opens up into the lounge/dining room. The moving of this kitchen has allowed the property to benefit from a further reception room/study/ground floor bedroom. There is also a downstairs cloakroom. On the first floor are three bedrooms, on with an en suite shower room together with a family bathroom. Planning permission has also been granted for two Velux roof lights in bedrooms two and three, a single storey extension to rear and for a utility room to be built to the rear section of the garage. Outside there is off road parking, along with the garage and attractive gardens to rear which open onto open farmland over which there is wonderful distant views.



ACCOMMODATION

UPVC door to entrance hallway with stairs rising to the first floor with storage area beneath. Cloakroom with low level WC, vanity unit with inset wash hand basin and window to front. Open plan living room/kitchen which has been newly installed with new integrated appliances and briefly comprising: Belfast sink with instant hot water tap and adjoining Quartz worktops and splashbacks. An excellent range of floor and wall mounted cupboards and drawers along with integrated appliances including dishwasher, induction hob with stainless steel extractor hood over, oven and grill, microwave, fridge and freezer. The kitchen area flows through to the lounge/dining room with glazed French doors and matching side screen opening onto the rear garden with wonderful country views beyond. On the opposite side of the hallway is a spacious room (formerly the kitchen) which now provides an excellent living/study/bedroom four, with window to front, trap access to the roof void, wall mounted gas boiler and glazed French door to the rear garden.

Landing with airing cupboard housing the factory lagged cylinder with immersion heater and slatted shelving, access to the roof void. Family bathroom comprising; panelled bath with shower attachment, shower cubicle, pedestal wash hand basin and low level WC, part tiled walls and heated towel rail. Bedroom one with window to front, fitted wardrobes and door to en suite shower room, comprising; shower cubicle, pedestal wash hand basin, low level WC and heated towel rail. Bedroom two with window to rear and planning permission for a Velux roof light. Bedroom three with window to rear and planning permission for a Velux roof light.

OUTSIDE

Immediately outside the property is a brick paved area suitable for parking one vehicle. Tarmac driveway leads to the garage with parking for a further car. The garage is approached through a metal up and over door and is connected with power and light, together with eaves storage and personal door to rear. Planning permission has been granted for the rear section of the garage to be converted into a utility room.

To the rear of the property is a fully enclosed garden which is well fenced and backs onto open fields and from which wonderful views can be enjoyed. There is a large paved patio together with a lawned garden with attractive flower and shrub borders. Garden shed and patio making the most of the evening sunsets, together with outside courtesy light, cold water tap and outside electrics.

VIEWINGS

Strictly by appointment through the vendors selling agent, Stags. Yeovil office telephone 01935 475000.

SERVICES

All mains services are connected.

Gas fired central heating.

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps. (ofcom)

Mobile Available : EE THREE, VODAFONE and O2 (ofcom)

DIRECTIONS

From the centre of Yeovil by the hospital roundabout, head north and at the college roundabout take the 2nd exit along Ilchester Road. Having passed Tesco Express on the left hand side and as the road sweeps round to the right, branch left signposted Tintinhull. On entering the village take the 2nd turning right into St. Margaret's Road and after a short distance turn left into Hallett's Orchard. Number 6 will be found tucked away in the far right hand corner of the cul-de-sac.

FLOOD RISK STATUS

Very low risk (environmental agency)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4/6 Park Road, Yeovil,
Somerset, BA20 1DZ

yeovil@stags.co.uk

01935 475000

Approximate Area = 1043 sq ft / 96.8 sq m
 Limited Use Area(s) = 32 sq ft / 2.9 sq m
 Garage = 144 sq ft / 13.3 sq m
 Total = 1219 sq ft / 113 sq m
 For identification only - Not to scale

Denotes restricted head height

First Floor

Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1158326