



Sunnymount 29 Head Street



# Sunnymount 29 Head Street

Tintinhull, Yeovil, Somerset BA22 8QQ

Martock and Montacute 2 miles. Yeovil 4.5 miles. Sherborne 9 miles.

A well appointed three bedroom detached bungalow situated on an edge of village location with distant views, one bedroom detached ANNEXE, extensive parking and double garage. EPC Band D.

- Edge of Village Location
- Three Bedroom Detached Bungalow
- Attractive Gardens
- Extensive Parking
- Council Tax Band D
- Delightful Distant Views
- One Bedroom Detached Annexe
- Detached Double Garage
- Freehold

Guide Price £525,000

## DIRECTIONS

On entering the village of Tintinhull from the A303, just before the traffic calming system, the driveway to Sunnymount will be seen on the right hand side, with the bungalow located at the far end.

## SITUATION

Sunnymount is located on the outskirts of this popular village which lies close to the A303. The thriving village has an active community and benefits from a superb village hall with coffee shop, primary school, public house, church, outdoor swimming pool, tennis courts and National Trust gardens. For a greater selection of facilities, Yeovil is within 4.5 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline railway station to Exeter and London Waterloo.

## DESCRIPTION

Sunnymount is centred on a three bedroom detached bungalow constructed principally of reconstituted stone and set beneath a tiled roof. It is offered in good decorative order throughout and benefits from uPVC double glazed windows and doors. The bungalow has oil fired central heating, together with some underfloor heating. The one bedroom annexe enjoys electric underfloor heating. The properties are set within attractive gardens and grounds and have the added benefit of extensive off road parking and a detached double garage.



**ACCOMMODATION**

Covered entrance porch with courtesy light and uPVC door to entrance looby, with adjoining cloakroom comprising vanity unit and low level WC. The spacious hallway has a trap access to the roof void with loft ladder, electric light and is partially boarded. Airing cupboard with immersion heater and slatted shelving, solar hot water controls, additional cupboard and separate linen cupboard. Glazed french doors lead to the dining room which enjoys views from two aspects, including bay window to side, along with glazed french doors opening into a spacious sitting room with a hamstone fireplace and inset log burner, delightful views from two aspects and uPVC patio doors to the side.

Opposite the dining room is a good size kitchen, which is well fitted comprising: 1 1/2 bowl single drainer sink unit with mixer taps over, adjoining worktops with a range of wall and floor mounted cupboards and drawers with under counter lighting. Integrated Logik induction hob with extractor hood over and Kenwood double oven and grill. Bench seat with storage and concealed radiator, space for fridge freezer and Oak flooring with underfloor heating and glazed door leading through to the utility room with sink unit, adjoining worktops, floor and wall mounted cupboards and drawers, space and plumbing for washing machine and dishwasher. Camray oil fired boiler and glazed door to side.

Bedroom one enjoys wonderful views from two aspects, together with fitted wardrobes and adjoining en suite shower room with shower cubicle, low level WC and wash hand basin. Bedroom two with window overlooking the garden, fitted wardrobes. Bedroom three with window overlooking the garden, fitted wardrobes. Recently refitted shower room comprising large walk-in shower, low level WC and vanity unit with inset wash hand basin, heated towel rail and built in cupboard. Fully tiled walls and floor with underfloor heating.

**ANNEXE**

Built of reconstituted stone and set beneath a tiled roof, benefitting from electric underfloor heating and uPVC double glazed windows and doors throughout. Briefly comprising: uPVC door opening into a spacious living room with open fireplace, with flue (ready for connection subject to planning), slate hearth with wooden mantle over. Archway leading into the bedroom with windows on two aspects and mirror front wardrobes. Kitchen comprising 1 1/2 bowl single drainer sink unit with mixer taps over, adjoining worktops and a range of floor and wall mounted cupboards and drawers. Neff halogen hob with extractor hood over, along with matching oven and grill. Space for fridge/freezer, trap access to roof void and airing cupboard. Bathroom with P-shaped bath, electric shower over, vanity unit and low level WC, useful storage unit, heated towel rail and fully tiled floor and walls.

**OUTSIDE**

The property is approached over an initial shared driveway with double wrought iron gates, opening onto a private driveway, providing ample parking and turning for at least 7-8 cars, together with access to the detached double garage approached through twin up and over doors and connected with power and light. Lock-up store, eaves storage and window and personal door to side.

The annexe benefits from a private courtyard garden which is fully paved together with a log and bin store, along with an adjoining side garden with concealed oil tank, potting shed and garden shed. Lawned garden with various shrubs, bushes and trees; including Cherry, Apple and Pear, along with soft fruits including Grape, Blackcurrant and Gooseberries. Twisted Willow and Magnolia Stellata. A pathway leads around the rear of the annexe with various shrubs and bushes, leading to a side garden with attractive flowering Cherry and a covered seating area which is paved with external lighting and bin storage area. Pathway encircles the bungalow leading to a paved patio to the rear, along with lawned garden, which is fenced with a central Rose bed and wonderful country views.

**SERVICES**

Mains water, electricity and drainage are connected. Oil fired central heating and electric underfloor heating.

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

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

Flood Risk Status: Very low risk (environment agency)

**VIEWINGS**

Strictly by appointment through the vendors selling agent, Stags, Yeovil Office. Telephone 01935 475000



These particulars are a guide only and should not be relied upon for any purpose.

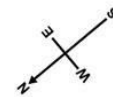


| Energy Efficiency Rating                    |  |           |
|---------------------------------------------|--|-----------|
| Very energy efficient - lower running costs |  |           |
| (92 plus) <b>A</b>                          |  |           |
| (81-91) <b>B</b>                            |  |           |
| (69-80) <b>C</b>                            |  |           |
| (55-68) <b>D</b>                            |  |           |
| (39-54) <b>E</b>                            |  |           |
| (21-38) <b>F</b>                            |  |           |
| (1-20) <b>G</b>                             |  |           |
| Not energy efficient - higher running costs |  |           |
| Current                                     |  | Potential |
|                                             |  | 78        |
|                                             |  | 57        |
| England & Wales                             |  |           |
| EU Directive 2002/91/EC                     |  |           |

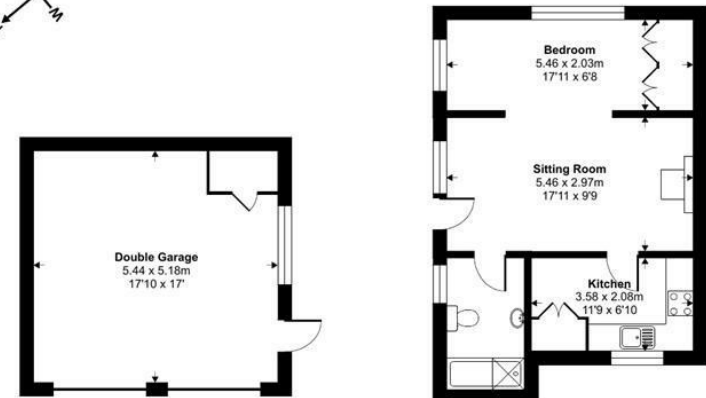
4/6 Park Road, Yeovil,  
Somerset, BA20 1DZ

yeovil@stags.co.uk

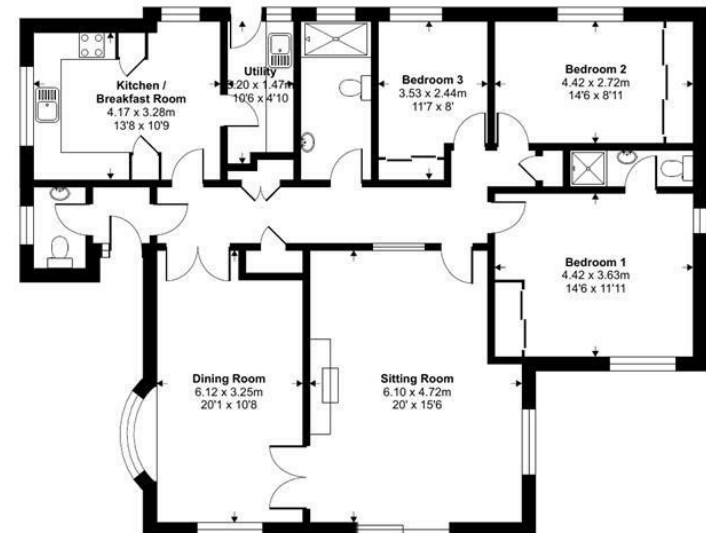
01935 475000



Approximate Area = 1445 sq ft / 134.2 sq m  
Garage = 303 sq ft / 28.1 sq m  
Annexe = 454 sq ft / 42.1 sq m  
Total = 2202 sq ft / 204.5 sq m  
For identification only - Not to scale



Annexe



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Stags. REF: 984797



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London