



72 WEST STREET

Hinton St. George, TA17 8SA

Guide £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautiful two bedroom semi detached home situated in a popular village location, the property benefits from gas central heating, double glazing and a garage. The accommodation in brief comprises entrance hall, sitting/dining room and a kitchen. Upstairs there are two bedrooms and a bathroom. One to view with no onward chain.

Services

Mains water, drainage, gas and electric.

The local area*

Ilminster 6.8 miles, Crewkerne 2.7 miles, Yeovil 12 miles, Taunton 19.2 miles

* Distances are approximate & sourced from Google Maps

Local Authority

South Somerset Council. Council Tax Band: D.

EPC Rating: D.

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION
ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 78 900

CREWKERNE@MAYFAIRPROPERTIES.NET



PROPERTY DESCRIPTION

Situation

Hinton St George is a highly attractive historic village originally part of the Earl Poulett estate situated just under 7 miles from the market town of Ilminster. The village has a church including 13th Century work by the masons of Wells Cathedral. Hinton house being the former stately home of the Earls Poulett, a COE school and preschool, Post Office/shop, tearoom and public house. Hinton St George is close to the nearby vibrant market towns of Ilminster and Crewkerne, both with a good range of facilities. These include shops, banks, post offices, libraries, two schools, dentists, doctors, leisure complex, and other professional services. There are buses running daily to nearby schools in Crewkerne. Mainline rail services to London (Waterloo) are available from Crewkerne and Axminster.

Entrance Hall

Stable door to the front aspect and stairs rising to the first floor.

Sitting /Dining Room 17' 0" x 14' 2" (5.18m x 4.31m)

With windows to the front and rear aspects. Stone fireplace with woodburning stove, radiator and wooden flooring.

Kitchen 10' 7" x 4' 8" (3.22m x 1.42m)

With a window to the side aspect. Kitchen comprising wall and base units and work surfaces over. Belfast sink, space for cooker, washing machine and tiling to all splash prone areas.

Rear Lobby 5' 11" x 3' 10" (1.80m x 1.17m)

Under stairs storage cupboard and a door to the rear opening out onto the garden.

Landing

With a window to the rear aspect. Loft access, large and boarded.

Bedroom One 16' 8" narrowing to 13' 8" x 10' 3" (5.08m x 3.12m)

With two windows to the front aspect. Radiator and built in storage cupboards.

Bedroom Two 16' 5" x 8' 1" max (5.00m x 2.46m)

With windows to the front and rear aspects. Radiator and built in wardrobes.

Bathroom 11' 6" x 6' 2" (3.50m x 1.88m)

With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail, radiator and tiling to all splash prone areas.

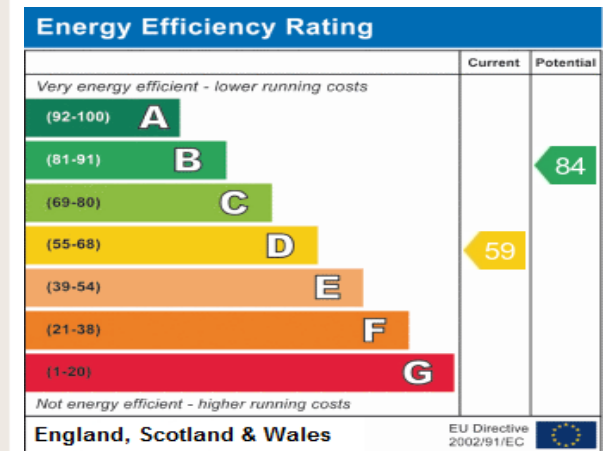
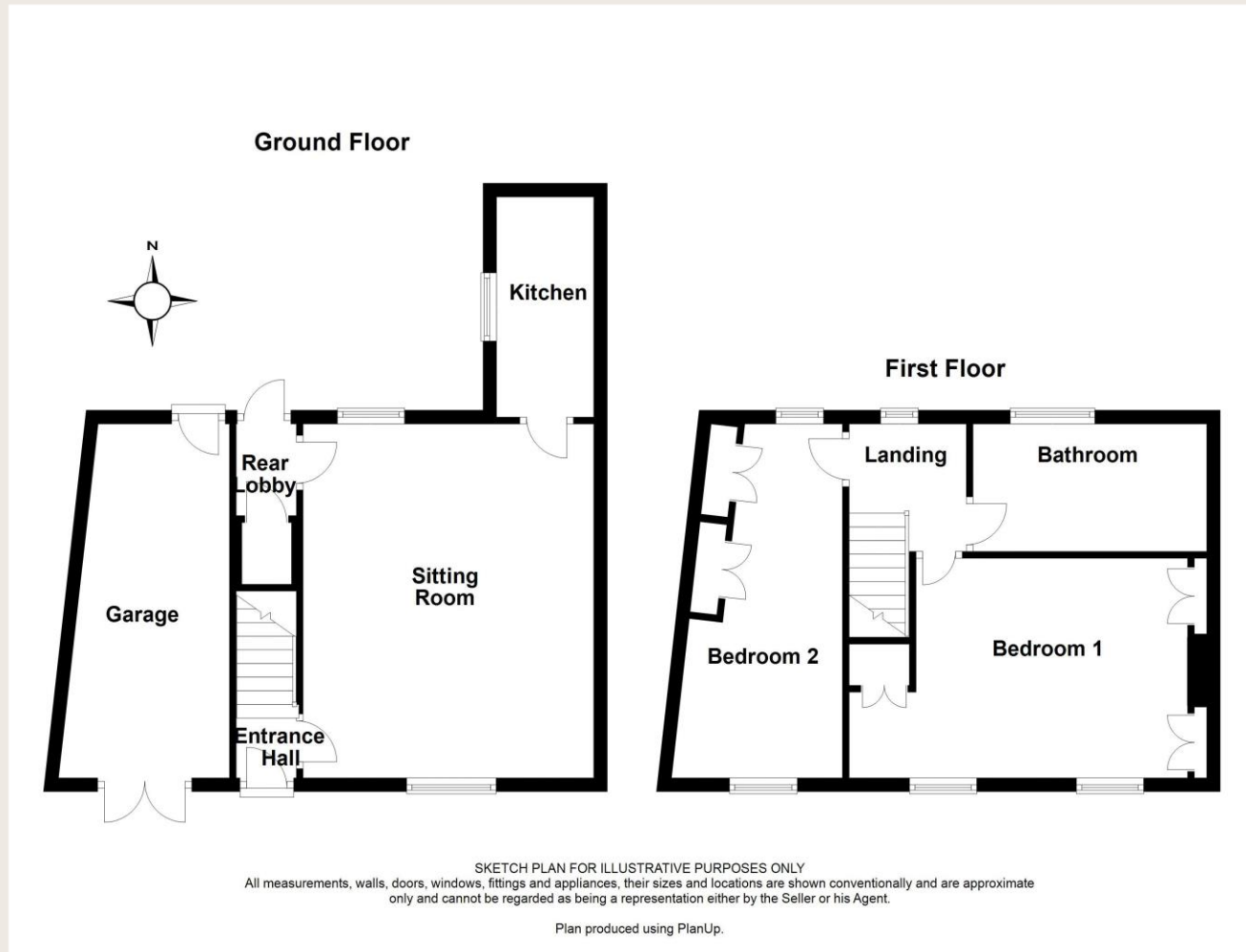
Outside

To the rear the courtyard is enclosed and mainly laid to patio for ease of maintenance, pedestrian door into garage.

Garage 17' 5" x 8' 4" max narrowing to 6' 1" (5.30m x 2.54m)

Double doors to the front and a door to the rear leading out into the garden. Wall mounted valiant boiler, light and power.

FLOOR PLAN



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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services applied and fittings tested.
2. Floor plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

