



Church Street, Tintinhull, Yeovil, Somerset,  
BA22 8PW.

Guide Price £525,000

Freehold

**A well proportioned and well presented four bedroom, two reception room semi-detached cottage set in a tucked away quiet position with a lovely outlook to the rear. The home benefits from gas central heating, double glazing, modern good-sized kitchen/breakfast room, en-suite to main bedroom, four piece family bathroom, nice sized enclosed rear garden, large outbuilding providing versatile use and off road parking.**

 **LACEYS  
YEOVIL LTD**



Church Street, Tintinhull, Yeovil, Somerset, BA22 8PW

Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)





9 Church Street, Tintinhull, Yeovil, Somerset,  
BA22 8PW



- A Very Well Presented Four Bedroom Semi-Detached Family Home
- Two Reception Rooms
- Lovely Modern Kitchen/Breakfast Room
- Sought After Village Location
- Tucked Away Position
- Nice Sized Enclosed Garden, Good Privacy
- Large Workshop/Garaging
- Off Road Parking
- En-Suite To Main Bedroom
- Cloakroom



An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425 115**.

#### **Accommodation Comprises**

Wooden Front Door to.

#### **Lounge 5.71 m x 4.14 m (18'9" x 13'7")**

Built in stone fireplace with Woodburner in situ. Radiator. Revealed panelling. TV point. Phone point. Built in understairs cupboards. Built in shelving. Flagstone flooring. Two UPVC double glazed windows, both front aspects, wooden shutters in situ. Stairs up to the Landing. Throughway to the kitchen/breakfast room. Door to study/snug.

#### **Study/Snug 3.02 m x 2.54 m (9'11" x 8'4")**

Radiator. Flagstone flooring. Built in desk. Built in storage cupboards, one of which houses the Glowworm combi boiler. Door to the cloakroom.

#### **Cloakroom**

Comprising low flush WC. Modern wash basin with storage below. Extractor fan. Flagstone flooring.

#### **Kitchen/Breakfast Room 7.80 m x 3.40 m (25'7" x 11'2")**

A lovely family room, modern well fitted kitchen comprising a Belfast sink with mixer tap, tiled surround, wooden rolltop worksurfaces with a good range of cupboards & drawers below. Recess for Six Ring Rangemaster cooker (Included). Integrated dishwasher. Integrated washing machine. Integrated grill. Integrated coffee maker. Recess for upright fridge/freezer. Central Island. Upright radiator. Flagstone flooring. Dimmer switches. Two sets of UPVC double glazed bifold doors both opening out to the rear garden.

#### **Landing**

Radiators. Doors to all bedrooms & the family bathroom.

#### **Bedroom One 3.94 m x 3.43 m (12'11" x 11'3")**

Range of built in wardrobes. Radiator. Laminate flooring. UPVC double glazed window, rear aspect with outlook, wooden shutters in situ. Wooden door to the En-Suite Shower Room.

#### **En-Suite Shower Room**

Suite comprising built in shower cubicle, wall mounted shower & tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Tiled floor. Inset ceiling spotlights.

#### **Bedroom Two 3.89 m x 2.57 m (12'9" x 8'5")**

Radiator. Laminate flooring. Built in double fronted cupboard. UPVC double glazed window, front aspect, wooden shutters in situ.

#### **Bedroom Three 3.10 m x 2.49 m (10'2" x 8'2")**

Radiator. Laminate flooring. Built in double fronted cupboard. UPVC double glazed window, front aspect - wooden shutters in situ.

#### **Bedroom Four 3.15 m x 3.12 m (10'4" x 10'3")**

Radiator. Laminate flooring. TV point. Phone point. Built in overstairs cupboard. UPVC double glazed window, front aspect - wooden shutters in situ.

#### **Family Bathroom 3.45 m x 2.72 m (11'4" x 8'11")**

White four piece suite comprising bath with tiled surround. Built in shower cubicle with wall mounted shower & tiled surround. Pedestal wash basin. Low flush WC. Tiled floor. Heated towel rail. Extractor fan. Inset ceiling spotlights. UPVC double glazed window, rear aspect.

#### **Outside**

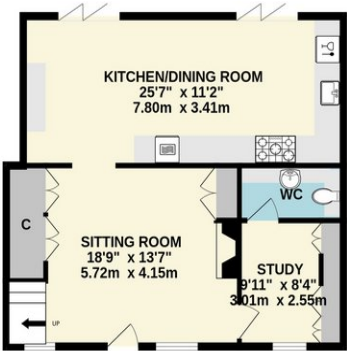
To the rear there is a very nice sized enclosed rear garden that enjoys good privacy. The garden comprises of a paved patio area with wooden Pergola in situ. Lawn area. Outside lights. Outside tap. The garden is bounded by walling & fencing, timber gate provides side access from the drive.

To the side of the house there is a gravelled parking space. UPVC double glazed door provides side access in to a very good sized **Workshop/Garaging - 10.83m (35'6") x 9.49m (31'2")**, multiple double doors that open to both aspects, power & lighting in situ.

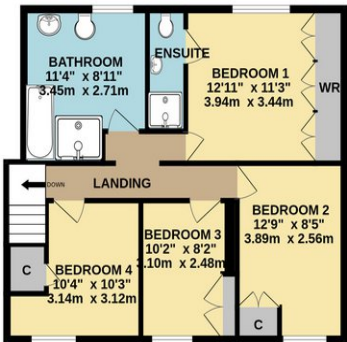


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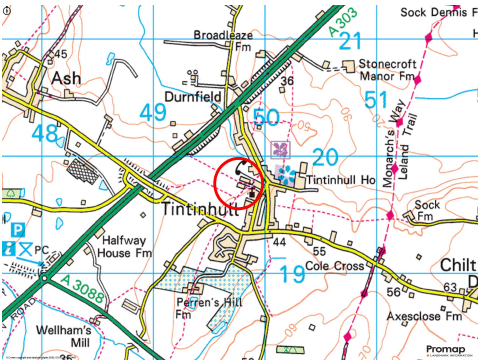
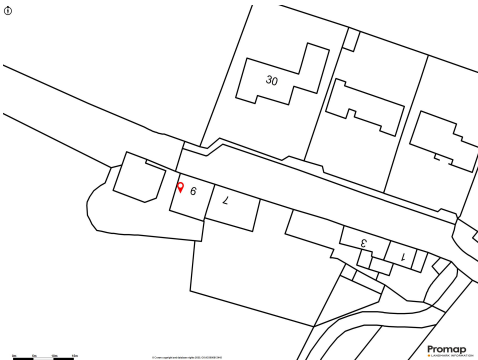
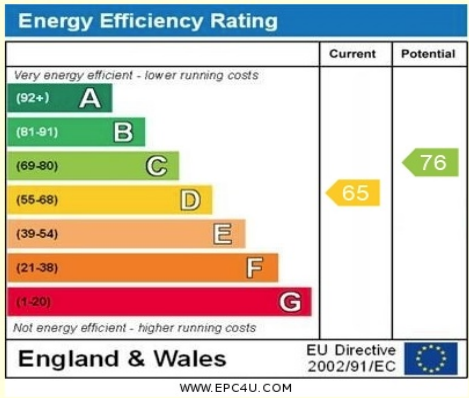
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Please Note**  
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## **Material Information**

*In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.*

### **Part A**

- *Council Tax Band - C*
- *Asking Price - Guide Price £525,000*
- *Tenure - Freehold*

### **Part B**

- *Property Type - 4 Bedroom Semi-Detached House*
- *Property Construction - Traditional*
- *Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.*
- *Electricity Supply - Mains*
- *Water Supply - Mains*
- *Sewerage - Mains*
- *Heating - Gas Central Heating, Glowworm Combi boiler located in the study/snug which also heats the hot water.*
- *Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.*
- *Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.*
- *Parking - Double Garaging/Workshop & Off Road Parking.*

### **Part C**

- *Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.*
- *Restrictions - We'd recommend you review the Title/deeds of the property with your solicitor.*
- *Rights and Easements - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.*
- *Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea flooding (defined as the chance of flooding each year as less than 0.1%) and MEDIUM RISK from Surface Water (defined as the chance of flooding as between 1% and 3.3% each year). For detailed checks please visit the 'Long Term Flood Risk' on the government website.*
- *Coastal Erosion Risk - N/A*
- *Planning Permission - N/A*
- *Accessibility/ Adaptations - No records on the Local Authority's website directly affecting the subject property.*
- *Coalfield Or Mining Area - N/A*

*Energy Performance Certificate (EPC Rating ) - D*

## **Other Disclosures**

The vendor has stated that building work undertaken during 2021 within the kitchen/diner has not be signed off by building control.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 28/03/2025. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.