



Queen Street, Tintinhull, Yeovil, Somerset,  
BA22 8PQ

Guide Price £250,000

Freehold

**A Grade II Listed, well presented two bedroom character terrace cottage set in this popular village location. The cottage benefits from many character features including an Inglenook Fireplace with a Woodburner in situ, stone flooring, gas central heating, modern kitchen & ground floor bathroom and an enclosed rear garden. No Onward Chain.**

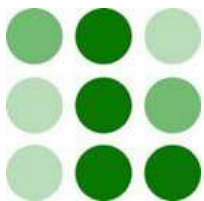
 **LACEYS  
YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset, BA20 1TE

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





32 Queen Street, Tintinhull, Yeovil, Somerset,  
BA22 8PQ



- A Grade II Listed Character Two Bedroom Terrace Cottage
- Sought After Village Location
- Character Features Including An Inglenook Fireplace
- Woodburner In Situ
- Gas Central Heating
- Two Double Bedrooms
- Modern Kitchen/Diner
- Enclosed Rear Garden
- No Onward Chain

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

Double glazed front door to the Entrance Porch.

### Entrance Porch

Tiled floor. Window, front aspect. Frosted glazed door to the Lounge.

### Lounge 4.34 m x 3.71 m (14'3" x 12'2")

Built in Inglenook fireplace with a Woodburner in situ. TV point. Phone point. Built in understairs cupboard. Radiator. Stone flooring. Window, front aspect with window seat in situ. Doors to the stairs & Kitchen/Diner.

### Kitchen/Dining Area 4.24 m x 2.74 m (13'11" x 9'0")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven & hob, extractor hood above. Integrated washing machine. Integrated fridge/freezer. Wall mounted cupboards. Wall mounted Worcester combi boiler housed within a cupboard. Radiator. Tiled floor. Trail of spotlights. Space for table & chairs. Window, rear aspect. Throughway to the Rear Lobby.

### Rear Lobby

Frosted door to the Rear Garden. Door to the Ground Floor Bathroom.

### Ground Floor Bathroom 2.57 m x 1.93 m (8'5" x 6'4")

White suite comprising bath with mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Heated towel rail. Extractor fan. Tiled floor. Frosted window, rear aspect.

### Landing Area

From the Lounge stairs up to the Landing - Hatch to roof space. Doors to both Bedrooms.

### Bedroom One 3.76 m x 3.53 m (12'4" x 11'7")

Built in cupboard. Radiator. Window, front aspect.

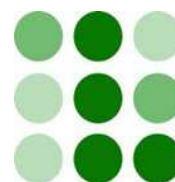
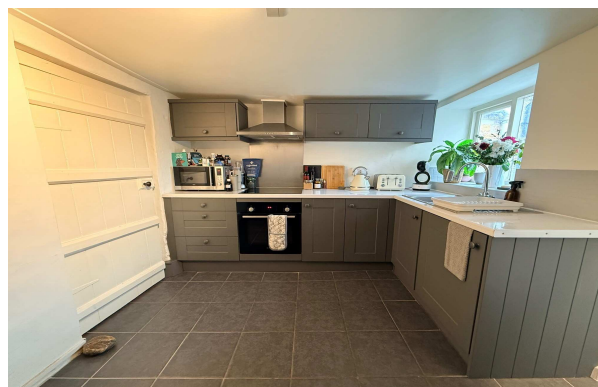
### Bedroom Two 3.53 m x 2.77 m (11'7" x 9'1")

Four built in cupboards. Radiator. Window, rear aspect.

### Outside

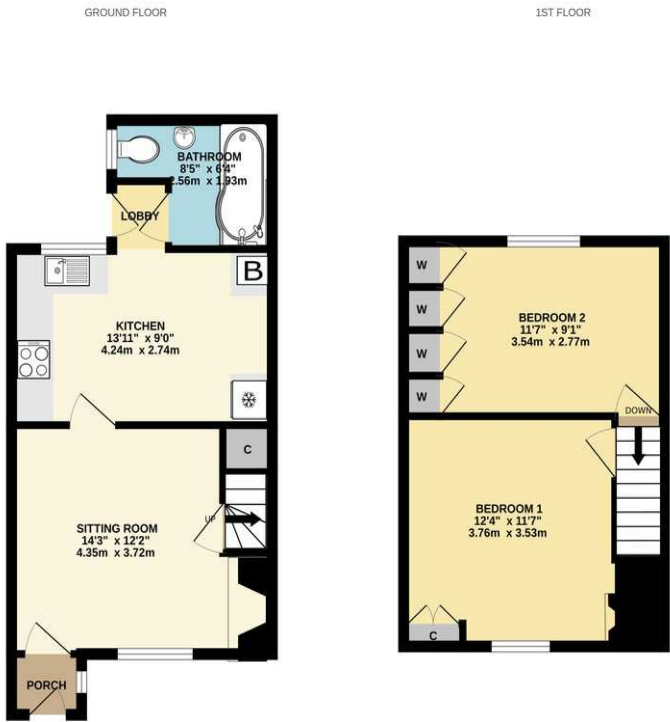
To the rear of the property there is an enclosed garden that is currently split in to two sections, accessed via a shared pathway to the side of No34. Both garden sections have lawned areas, paved patio area. Timber garden shed. The areas are bounded by fencing.

To the front of the cottage there is a further lawn area, bounded by walling. Iron gate provides access to a shared pathway to the front door.

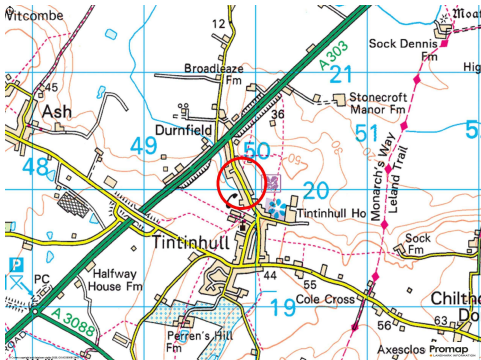
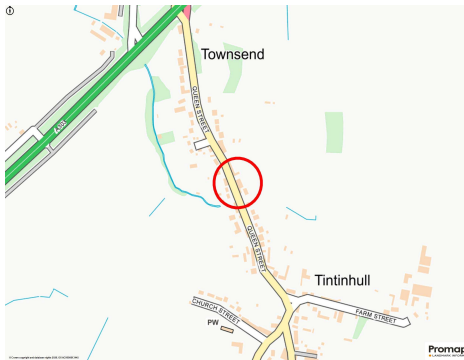
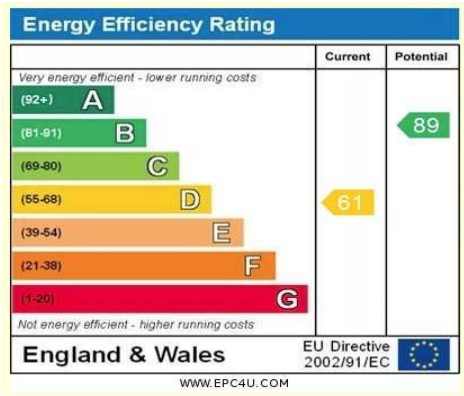




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metreplan C2023



## Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

## Photographs/Floor Plans

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## Material Information

*Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.*

### Material Information applicable in all circumstances

- *Council Tax Band* - B
- *Asking Price* - Guide Price £250,000
- *Tenure* - Freehold
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances - please visit HMRC's SDLT Calculator. <https://www.tax.service.gove.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will change legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lender's transaction fees (non-exhaustive list) - please seek confirmation from your Conveyancer prior to a commitment to purchase.

### Material Information to assist making informed decisions

- *Property Type* - A Grade II Listed 2 Bedroom Terrace Cottage
- *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, Worcester combi boiler located in the Kitchen/Diner that also heats the hot water. Woodburner in situ in the lounge.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - On Road Parking subject to availability.

### Material Information that may or may not apply

- *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* - Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

*Energy Performance Certificate (EPC Rating) - D*

## **Other Disclosures**

We understand that the property sits in a conservation area. We recommend that you make your own enquiries regarding this.

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the TBC/2026. 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.