



Property Location

Just a stone's throw from the A303, giving easy access to the nearby bustling market towns of Yeovil and Sherborne, and with open countryside to the rear with stunning views and beautiful dog walking to be had!

A rural property that is easily accessible...

2 Wyndham Sock Cottages, BA22 8PR

Approximate Gross Internal Area = 175.1 sq m / 1885 sq ft

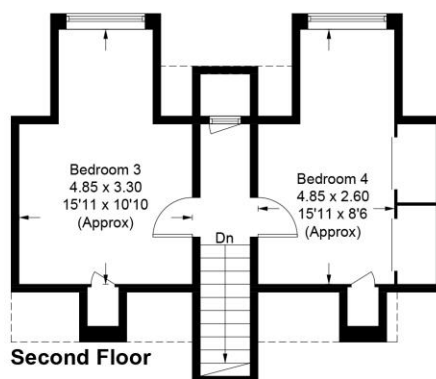
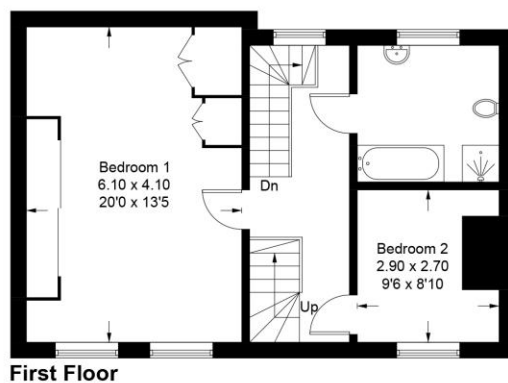
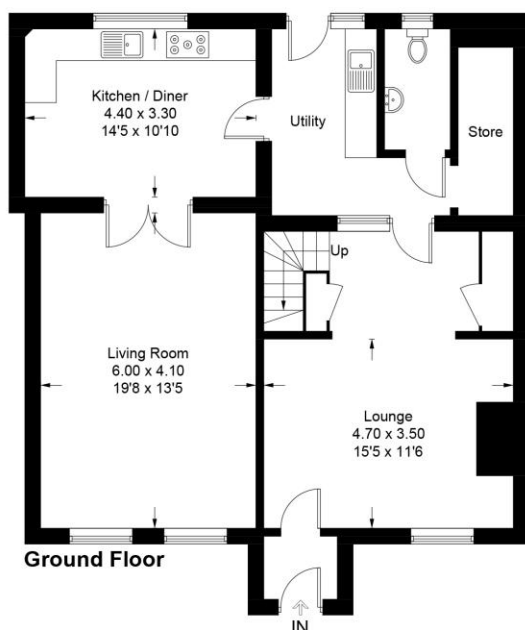


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1147495)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Martin & Co Yeovil
18 Princes Street • Yeovil • BA20 1EW
T: 01935 420555 • E: yeovil@martinco.com

<http://www.martinco.com>



Sock Dennis, Tintinhull

Asking Price Of £250,000



2 Wyndham Sock
Cottages
Tintinhull
BA22 8PR

Key features:

- Modernisation Required
- Open Fireplace
- Garden to Rear
- Garage and Parking
- Four Double Bedrooms
- Two Receptions
- Accommodation Over 3 Floors
- Rural Location



Why you'll like it

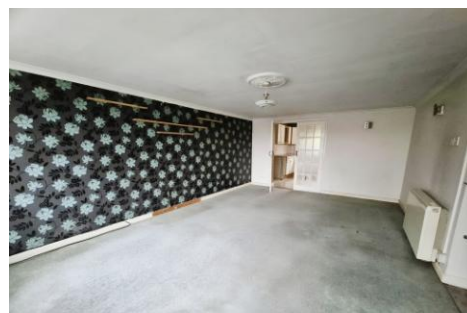
Huge potential! This deceptively spacious 4-double bedroom family home with garage, parking and large garden is in need of sympathetic modernisation but offers incredible value for money for the size of property. Located at the heart of South Somerset countryside, close to the A303 with easy access to the local market towns of Yeovil and Sherborne.

PORCH Double glazed front door opening into a small porch, ideal for coats, with a secondary wooden door opening into the snug/reception room. Dark blue painted wooden panelled walls and tiled floor.

SNUG 15' 5" x 11' 5" (4.7m x 3.5m) Cosy reception room with large open fireplace and feature stone alcoves and shelving. Double glazed window to the front. Archway (currently blocked off) into the main sitting room. Stairs rising to the first floor at the rear and good-sized storage cupboard.

KITCHEN/DINER 14' 5" x 10' 9" (4.4m x 3.3m) Spacious kitchen in a ground floor extension to the rear, with plenty of space for a family dining table. Double glazed window to the rear. Vinyl flooring and neutral decor. Fitted kitchen with cream and wood-effect laminate work surface / units. Aged wood-burning stove with flue fitted in the corner. French doors opening to the sitting room.

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A		92	A
81-91	B			
69-80	C			
55-68	D			
39-54	E			
21-38	F	30	F	
1-20	G			



SITTING ROOM 19' 8" x 13' 5" (6m x 4.1m) Very large reception room with two double glazed windows to the front. Neutral carpet and decor with a floral wall-paper feature wall. Electric storage heater.

UTILITY ROOM 6' 6" x 11' 5" (2m x 3.5m) Useful room adjacent to the kitchen with wooden stable door opening to the rear garden. Kitchen units with sink. Perspex roof and tiled flooring. Window through to the snug / bottom of the stairs.

CLOAKROOM Ground floor WC with double glazed window to the rear. White toilet and pedestal basin. Neutral decor and tiled flooring.

STOREROOM 4' 7" x 10' 5" (1.4m x 3.2m) Adjacent to the cloakroom is a store / walk-in cupboard, providing useful storage space.

STAIRS AND LANDING Carpeted stairs rise to the first floor landing, which is spacious and light. Further stairs then rise to the second floor landing. Double glazed windows to the rear on both landings. Neutral decor. Electric storage heater on first floor landing. Fitted eaves cupboard on second floor landing.

BEDROOM ONE 20' 0" x 13' 5" (6.1m x 4.1m) Very large double bedroom with two double glazed windows to the rear. Three built in wardrobes, one housing the electric immersion hot water tank. Electric storage heater.

BEDROOM TWO 8' 10" x 9' 6" (2.7m x 2.9m) Double bedroom with double glazed window to the front.

BATHROOM Good-sized family bathroom with double glazed window to the rear. Shower cubicle and separate bath tub. White toilet and basin set in fitted bathroom furniture. Vinyl flooring and pale blue decor. Electric fan heater.

BEDROOM THREE 10' 9" x 15' 8" (3.3m x 4.8m) Double bedroom with double glazed window to the rear. Eaves cupboard. Electric storage heater.

BEDROOM FOUR 8' 6" x 12' 5" (2.6m x 3.8m) Double bedroom with double glazed window to the rear. Eaves cupboards. Electric storage heater.

GARAGE Single garage with 'up and over' door in block to the front of the terrace. Parking space in front of garage.

GARDEN To the front of the house is a 'crazy-paved' patio area. To the rear is a large garden with open countryside beyond. There is a patio area adjacent to the house and steps up to a large lawn. At the end of the garden is a wooden summerhouse and attractive sitting area. There is side right of access to the garden via a gate, across the neighbouring property.

