



**DERBYSHIRE'S**  
— *Estate Agents* —

Rose Cottage, 76 West Street, Hinton St.  
George, TA17 8SB

The property is entered into a spacious lounge/dining room to the front aspect, providing a welcoming living space with room for both relaxation and entertaining. To the rear, a fitted kitchen overlooks and provides access to the enclosed courtyard garden. Stairs rise from the ground floor to the first floor, with a useful under-stairs storage cupboard.

The first-floor landing gives access to three bedrooms, with bedrooms one and two enjoying a front aspect, while bedroom three is positioned to the rear. The family bathroom is also located to the rear and is fitted with a bath with shower over, WC and wash hand basin.

Externally, the rear of the property benefits from an enclosed courtyard garden, ideal for low-maintenance outdoor enjoyment. To the front, the cottage is approached via a shared access which also provides vehicular access to a neighbouring property.

This character cottage would suit a range of buyers, including first-time purchasers, downsizers or those seeking a village home in a popular Somerset location.



- Character Cottage
- Village Location
- Three Bedrooms
- Courtyard Garden

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	<b>England &amp; Wales</b>
		50	EU Directive 2002/91/EC

Rose Cottage, 76 West Street, Hinton St. George, TA17 8SB  
**Offers In The Region Of £250,000**

## **CHARACTER THREE BEDROOM TERRACED COTTAGE**

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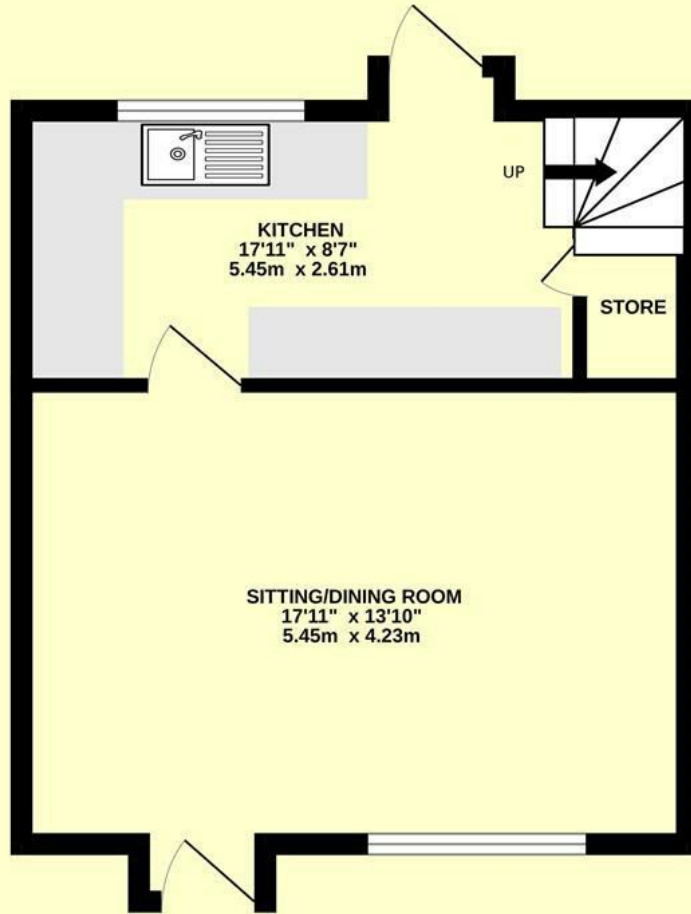
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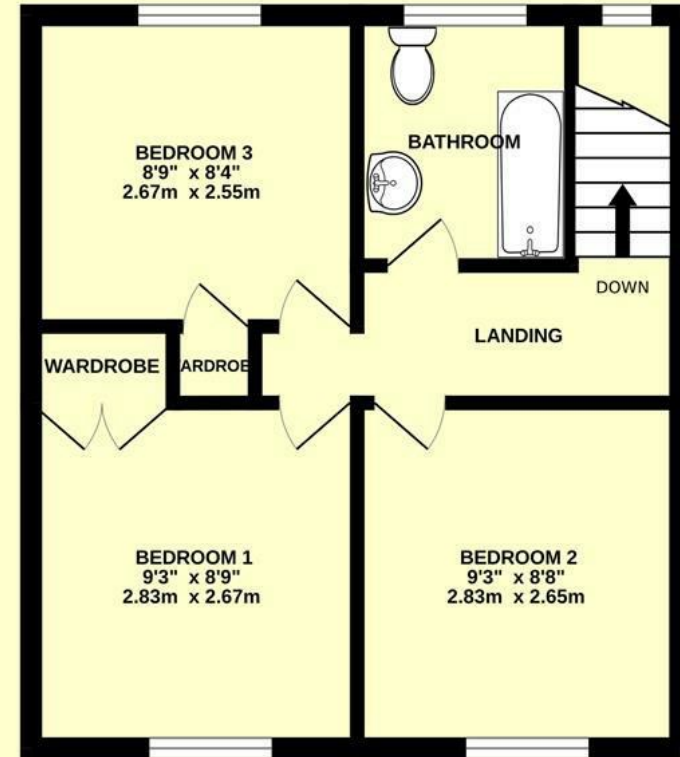
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Hinton St George is a highly regarded and picturesque Somerset village, renowned for its beautiful stone architecture, strong community spirit and array of local amenities including a popular public house, village shop, church and primary school. The village is surrounded by unspoilt countryside, offering excellent walking and riding opportunities. Nearby towns such as Crewkerne and Ilminster provide a wider range of shopping, leisure and educational facilities, while Yeovil offers comprehensive amenities including mainline rail connections. Excellent transport links are available via the A303, providing convenient access to London, Exeter and the South West, making the village ideal for both commuters and those seeking a rural lifestyle with accessibility.

GROUND FLOOR



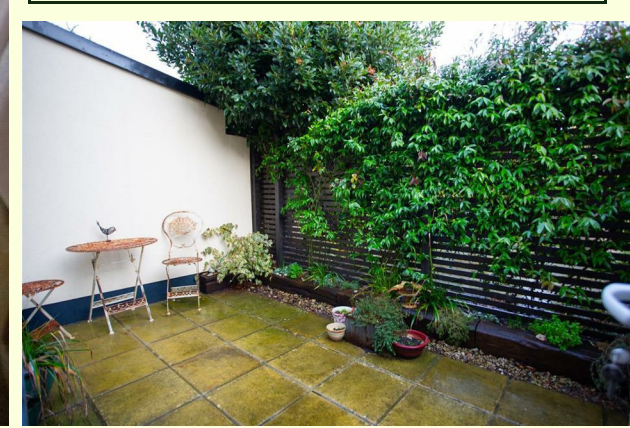
1ST FLOOR



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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Directions -





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