



FOR SALE

Montacute Road, Yeovil, BA22 8QD

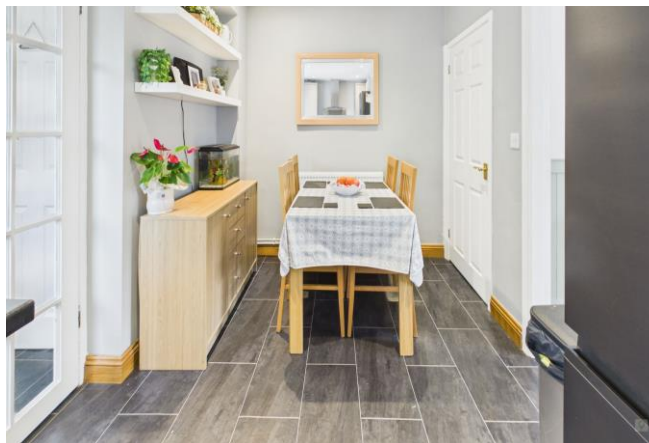
£265,000



ORCHARDS
ESTATES

Orchards Estates presents this spacious two-bedroom home with an extensive garden, home office and large driveway. Originally designed as a three-bedroom property, it has been thoughtfully reconfigured to provide two generous double bedrooms and a spacious family bathroom on the first floor, while the ground floor benefits from a useful utility room and separate WC. Outside, the property boasts a well-established garden with a gravelled terrace leading to a lawned and mature garden. To the rear is a fully insulated home office with Wi-Fi, electricity and heavy-duty cabling, providing an ideal work-from-home space. Beyond this is a dedicated vegetable garden with greenhouse and storage shed. The exceptionally large driveway provides ample off-road parking for several vehicles, with additional space suitable for larger vans or caravans. With its generous accommodation, versatile garden, home office and excellent parking, this property offers far more than first meets the eye. An internal viewing is highly recommended to fully appreciate all that this impressive home has to offer.

£265,000



LOCATION

Tintinhull is a pretty village located within easy driving distance of Yeovil, about 5 miles to the North-west of the town. It has a well respected Primary School, church, recreation field, tennis courts, public house and National Trust property - Tintinhull House and Gardens. It benefits from easy access to the A303 London - Exeter trunk road and is on a bus route.

Approach

Occupying a generous frontage on Montacute Road, the property benefits from an extensive driveway providing ample off-road parking for several vehicles, with additional space suitable for accommodating a campervan or caravan. A paved pathway leads through to the front entrance, creating a welcoming approach to the property.

Ground Floor

An inviting entrance hall provides access to the first floor via a staircase, with an inner door opening into the spacious sitting room. A further door leads through to the rear of the property, where the well-appointed kitchen/diner can be found. To the rear, the former bathroom now provides a particularly spacious and practical utility area, complete with plumbing and ample space for a washing machine and tumble dryer. A separate downstairs cloakroom further enhances the convenience and versatility of the ground floor accommodation.

First Floor

The first-floor landing features a charming and increasingly rare internal opaque window,

providing an additional source of natural light. The principal bedroom is a particularly spacious double room, enjoying a large front-facing window and excellent proportions. The second bedroom is also a generous double, with a rear-facing window overlooking the attractive garden and enjoying pleasant views towards the surrounding countryside. The spacious family bathroom is well-appointed and fitted with a modern suite, providing a comfortable and practical space for everyday use. The landing also provides access to the loft via a hatch.

Rear Garden

The property enjoys a private and well-maintained garden, with no rights of access across the grounds for neighbouring properties. Directly from the rear door is a raised terrace area, providing an ideal space for outdoor seating and entertaining, beyond which lies a well-tended lawn enclosed by fencing. Towards the bottom of the main garden is a timber-built, fully insulated home office/cabin, benefiting from windows, lighting, electricity and Wi-Fi connectivity, providing a versatile and comfortable space for home working or a range of other uses. A further enclosed section of the garden has been thoughtfully dedicated to those with a passion for gardening and home-grown produce, offering an excellent space for growing vegetables and plants.



Material Information

- Freehold
- EPC - C
- Council Tax - B
- Services - Mains water, electric, gas and drainage
- Combi Boiler
- Double Glazing
- Loft - Half boarded with lighting
- Off Road Parking for several vehicles
- Broadband - Ultra Fast available 1000mbps (Ofcom Broadband Checker)
- Flood Zone 1 - This property has very low risk of flooding from rivers and sea (Gov.uk)
- You have a right of way across one neighbouring property to access to the frontage of this row of properties.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾
78.5 m²
845 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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