



## Property Location

This charming cottage is situated between the Somerset villages of Chilthorne Domer and Tintinhull. Offering picturesque views and countryside walks on your doorstep. This home also benefits from being only a 10min drive away from the bustling market town of Yeovil which has many amenities including shops, restaurants and a cinema.

### Cole Cross, Chilthorne Domer, BA22 8QN

Approximate Gross Internal Area = 81.1 sq m / 873 sq ft

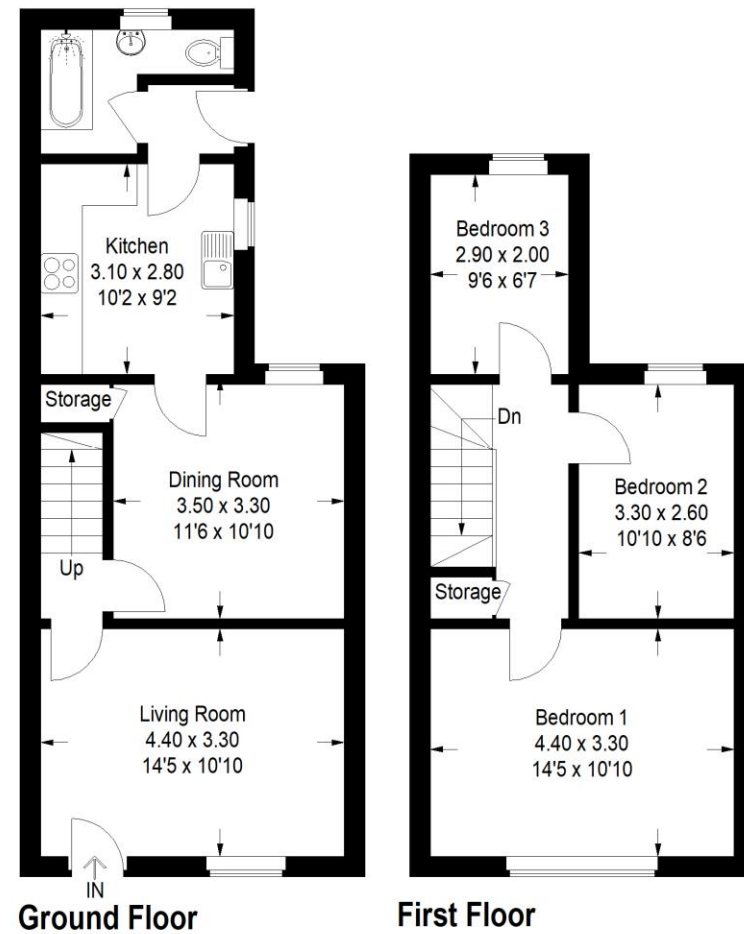


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292335)



**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.



## Chilthorne Domer, Yeovil

Offers In Region Of £260,000

**Kiss-Me Down Cottage**  
**2 Cole Cross**  
**Yeovil**  
**BA22 8QN**

**Key features:**

- Three-Bedroom Mid-Terraced Home
- Characterful Cottage
- Beautifully Presented Throughout
- Dual Fuel Burner
- Countryside Views
- Front and Rear Garden
- Double Glazing
- Scope For Upward Extension
- Oil Central Heating



**Why you'll like it**

This charming three-bedroom mid-terraced Victorian hamstone cottage is situated between Tintinhull and Chilthorne Domer and benefits from a sitting room, dining room, kitchen, bathroom, three bedrooms, garden and the surrounding countryside views. This home is full of character and has scope for an upward extension, subject to relevant planning approval. Viewing is highly recommended to truly appreciate what this quaint cottage has to offer.

**ENTRANCE:** The entrance provides access through the sitting room to the dining room and the stairs which rise ahead to the first floor. Wooden Doors separate kitchen from the dining room and rear garden.

**SITTING ROOM 14' 5" x 10' 9"** (4.4m x 3.3m) The sitting room features a centrally positioned dual fuel burner with exposed brick fireplace and hamstone lintel. Red decorated walls and cream coloured carpet. Wall mounted lighting and double-glazed window to the front of the property.

**DINING ROOM 11' 5" x 10' 9"** (3.5m x 3.3m) A good-sized dining room with a decorative cast iron fireplace and custom pine mantelpiece. Large understairs storage cupboard. Neutrally decorated walls and tiled flooring. Double glazed window to the rear of the property. Space for dining table and chairs. One radiator.

**KITCHEN 9' 2" x 10' 2"** (2.8m x 3.1m) The kitchen has a range of wooden cabinets and drawers. Space and plumbing for an undercounter fridge, washing machine and freestanding electric oven with retractable cooker hood above. Plentiful work surfaces with inset stainless-steel basin and drainer. The walls are neutrally decorated and have tiled splashguards and flooring. Double glazed window. One radiator.

**BATHROOM 9' 2" x 5' 10"** (2.8m x 1.8m) A fully tiled bathroom that has a three-piece suite comprising of a white w/c, hand basin and bathtub with fitted shower above. Towel rail and double-glazed window. Tiled flooring. Wooden cupboard housing the oil boiler. One radiator.

**STAIRS AND LANDING:** The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, storage cupboard and loft hatch above. Boarded loft space with a drop-down ladder. The landing has neutrally decorated walls and cream coloured carpet. Wooden banister.

**BEDROOM ONE 14' 5" x 10' 9"** (4.4m x 3.3m) The master bedroom features a decorative cast iron fireplace and boasts countryside views across the adjacent fields that reach as far as the nearby Ham Hill Country Park to the front. The room is neutrally decorated and has cream-coloured carpets. Double glazed window. One radiator.

**BEDROOM TWO 10' 9" x 8' 6"** (3.3m x 2.6m) A double bedroom with tasteful decoration and green carpet. Double glazed window to the rear overlooking the garden. One radiator.

**BEDROOM THREE 9' 6" x 6' 6"** (2.9m x 2.0m) A single bedroom which could also be utilised as the perfect home office. This room offers stunning views across the Somerset countryside that reach as far as the Mendip Hills. The room has light purple walls and carpet. One radiator.

**OUTSIDE:** To the front of the property is a cottage style garden with roses and mixed shrubs. To the rear of the property is a level garden laid mostly to lawn with a gravel path leading to the garden shed. The garden has a patio area and mixed shrubby borders. External tap and the shed has a power supply. There is a right of access through the rear garden for the neighbouring property. Unallocated off-road parking is available nearby



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	78 C
39-54	E		
21-38	F		
1-20	G		

