



Symonds
& Sampson

Byre Cottage

13 Portman Court, East Chinnock, Yeovil, Somerset

Byre Cottage

13 Portman Court
East Chinnock
Yeovil
Somerset
BA22 9DR



- An attractive stone built cottage
 - Village location
 - No onward chain
 - Garage
 - Parking
 - High Ceilings
- South facing rear garden

Guide Price **£195,000**

Freehold

Yeovil Sales
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THE PROPERTY

Byre Cottage is a charming stone cottage offering a south facing rear garden, garage and parking with accommodation comprising an entrance hall, sitting room, kitchen/dining room, first floor landing, 2 bedrooms and bathroom.

OUTSIDE

There is a single garage in a block, along with private parking opposite the garage. A pathway leads from the parking area to the front of the property.

The rear garden, south facing, is laid to lawn along with a patio area, flower beds, fencing and a garden gate leading to a further access lane which in turn provides another access to the parking and garage.

SITUATION

East Chinnock village sits equidistant between Yeovil and Crewkerne. It is a small, friendly village providing a mix of old and new properties with interesting hamstone buildings, thatched cottages, a Church, a Village hall and a Cider farm. Village clubs include a gardening/countryside club, craft club, New Age curling club and WI. Crewkerne and Yeovil (both towns having mainline rail stations) are close at hand, together with the Jurassic Coast, approximately 30 minute drive away.

DIRECTIONS

What3words to the parking space:
///pampered.pancakes.pigment

What3words to the front entrance:
///bearable.swim.atomic

SERVICES

Mains water, electricity and drainage. Electric heating and some double-glazed windows.

Broadband - Superfast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area.
Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: C
Flood risk assessment: Very Low

There is a management company set up to look after all the communal areas. Each owner at Portman Court has a share certificate. There is an annual fee of £100 pa to pay into the fund.



Energy Efficiency Rating		
Energy efficient - lower rating is better	Current	Potential
Very energy efficient (lower rating is better)		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Very energy inefficient (higher rating is better)		
England & Wales		



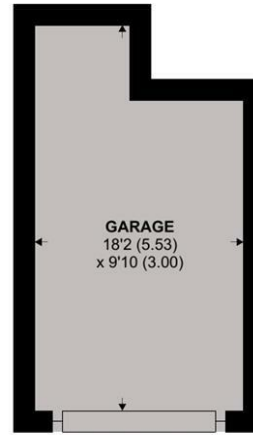
East Chinnock, Yeovil

Approximate Area = 714 sq ft / 66.3 sq m

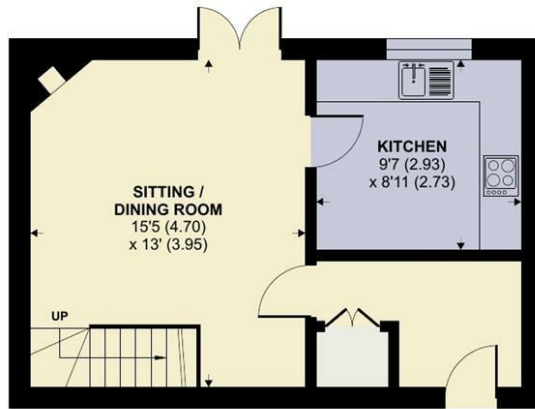
Garage = 160 sq ft / 14.8 sq m

Total = 874 sq ft / 81.1 sq m

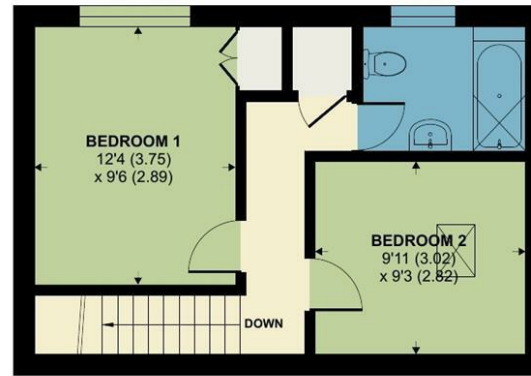
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1406665



YEO/SH/03.02.2026



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