



3 HILL FARM COTTAGES DINNINGTON

Hinton St. George, TA17 8TG

Price Guide £290,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

An exciting opportunity to purchase a three bedroom end terrace cottage situated in a rural location. The cottage requires modernisation through and in brief comprises entrance hall, sitting room, dining room, kitchen/breakfast room, bathroom, three bedrooms and an attic/storage room. Outside the gardens are a generous size and you can park at the end of the garden. The property is being sold with no onward chain.

Situation

Dinnington is situated equidistant from Ilminster and Crewkerne in an area of unspoilt Somerset countryside, surrounded by open farmland and woodland. The village has a small Parish Church and Public House (The Docks). In the nearby village of Hinton St George there is a primary school and village stores.

The local area

Yeovil, 12.4 miles / Taunton, 17.2 miles / Dorset Coast, 18 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		57
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

With a window to the side aspect, walk in cupboard and an under stairs storage cupboard.

Sitting Room

14'2" × 12'9" (4.34 × 3.91)

With a window to the front aspect, brick fireplace, beams and floorboards.

Dining Room

13'3" × 8'10" (4.06 × 2.70)

Brick fireplace, door with stairs rising to the first floor, open into:

Kitchen/Breakfast Room

13'8" × 10'9" (4.19 × 3.28)

Dual aspect windows to the rear and side aspects and a stable door opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, space for under counter freezer and an integrated fridge, electric oven, hob and an extractor fan over. Vaulted ceiling with beams and a door into the inner lobby.

Inner Lobby

Door into bathroom:

Bathroom

With a window to the rear aspect. Suite comprising panelled bath, low level WC, wash hand basin, space for separate shower (not fitted) beams, spotlights and tiled flooring.

Landing

With a window to the side aspect and door with stairs rising to the attic storage space.

Bedroom One

14'5" × 8'9" (4.40 × 2.69)

With a window to the rear aspect.

Bedroom Two

12'8" × 8'5" (3.88 × 2.59)

With a window to the front aspect.

Bedroom Three

8'7" × 5'7" (2.63 × 1.72)

With a window to the front aspect.

Attic Storage Room

16'9" × 13'6" (5.13 × 4.12)

Measurements taken at waist height, restricted head height and a light.

Outside

The property has a long front lawn which provides off road parking, to the side and rear is laid to patio. Adjoining fields front, side and rear.

Agents Note

Council Tax Band – C. Mains electricity. Private water supply from Holcombe copse springs, you have a right of way to access the well/springs through the fields to inspect the water, if required. Shared sewage treatment system with the two neighbouring properties, installed approximately 10 years ago. The property is located on a shared private lane. There is no onward chain.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

