



## Property Location

Tintinhull is an ideally situated village in the heart of the South Somerset countryside but within easy reach of main transport route the A303, a short drive from the market town of Yeovil with its many shops, supermarkets and cinema, and surrounded by beautiful farmland and country walks.

**19 Vicarage Street, Tintinhull, Yeovil, Somerset, BA22 8PY**

Approximate Gross Internal Area = 193.6 sq m / 2084 sq ft

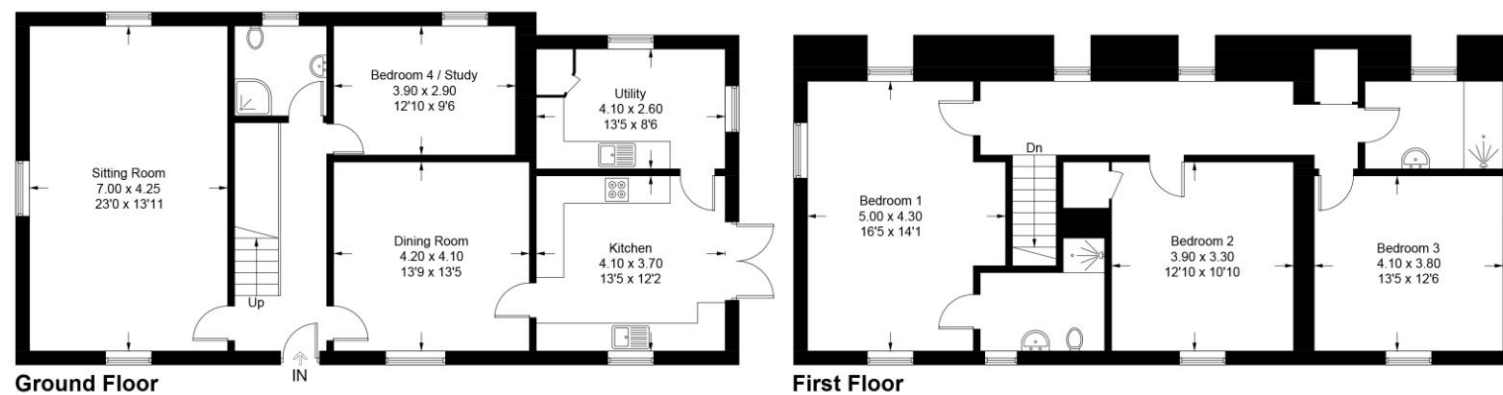


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1129493)



**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.

**Martin & Co Yeovil**  
18 Princes Street • Yeovil • BA20 1EW  
T: 01935 420555 • E: yeovil@martinco.com

<http://www.martinco.com>



## Vicarage Street, Tintinhull

Asking Price Of £425,000





19 Vicarage Street  
Yeovil  
BA22 8PY

### Key features:

- Village Family Home
- Garden
- Driveway for 5-6 Cars
- Four Double Bedrooms
- Three Bathrooms
- Wood-Burning Stoves
- Gas Central Heating
- Large Kitchen and Utility

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70   C	84   E



### Why you'll like it

Beautifully presented 4-bedroom, 3-bathroom detached stone house in the desirable South Somerset village of Tintinhull. Benefitting from modern decor, fixtures and fittings throughout but maintaining the charm of a period farm house, this property benefits from driveway parking for 5 or 6 cars, good-sized garden to the rear, gas central heating, wooden flooring throughout the ground floor and 2 wood-burning stoves. Early viewing recommended!

**ENTRANCE HALL** Double glazed front door opening into the ground floor entrance hallway. Wooden flooring and neutral walls. Stairs rising to the first floor ahead. Radiator.

**SITTING ROOM** 22' 11" x 13' 11" (7m x 4.25m) Very large sitting room with 3 double glazed windows to 3 sides. Wooden flooring and neutral decor. Wood-burning stove and 2 radiators

**DINING ROOM** 13' 9" x 13' 5" (4.2m x 4.1m) Second reception room from the entrance hall, with a continuation of the wooden flooring and neutral decor. Double glazed window to the front. Second wood-burning stove and radiator.

**KITCHEN** 13' 5" x 12' 1" (4.1m x 3.7m) Large farm-house style kitchen with plenty of space for a central table should the owner wish. Blue tiled flooring and neutral walls. Double glazed window to the front and French doors opening to the rear of the house onto the patio. A range of cream units and wooden work top with gas hob and electric oven installed. Appliance spaces for fridge freezer and dishwasher. Radiator.

**UTILITY ROOM** 9' 10" x 6' 2" (3m x 1.9m) Spacious utility located to the rear of the kitchen, with orange and cream tiled flooring, white wall tiles and neutral decor. Two double glazed windows. Matching cream units as to the kitchen and second sink. Cupboard housing the Worcester gas boiler and hot water tank. Radiator.



**BEDROOM FOUR / STUDY** 12' 9" x 9' 6" (3.9m x 2.9m) Fourth double bedroom on the ground floor or third reception room which could be a study or playroom for example. Wooden flooring and neutral decor. Double glazed window to the rear. Radiator.

**SHOWER ROOM** 6' 8" x 6' 2" (2.05m x 1.9m) Ground floor shower room with white suite of toilet and pedestal basin, plus corner shower cubicle. Tiled flooring and neutral walls. Double glazed window to the rear and extractor fan. Radiator and lighted mirror.

**STAIRS AND LANDING** Brown carpeted stairs rise to the first floor landing. Two velux windows and two eaves cupboards providing useful storage space. One additional large airing cupboard. Spot lights and radiator.

**BEDROOM ONE** 16' 4" x 11' 9" (5m x 3.6m) Large master bedroom with ensuite shower room. Two double glazed windows, to the front and side plus one velux window. Two eaves cupboards and two radiators. Neutral carpet and décor.

**ENSUITE** 8' 10" x 4' 1" (2.7m x 1.25m) Shower room with wooden floor neutral decor and double glazed window to the front. White suite of toilet, pedestal basin and shower cubicle. White heated towel rail.

**BEDROOM TWO** 12' 9" x 10' 9" (3.9m x 3.3m) Double bedroom with double glazed window to the front. Neutral carpet and decor. Radiator and fitted cupboard.

**BEDROOM THREE** 13' 5" x 9' 10" (4.1m x 3m) Double bedroom with double glazed windows to the front and side. Neutral carpet and décor. Radiator.

**BATHROOM** 9' 10" x 6' 2" (3m x 1.9m) Family bathroom with pale green suite of toilet, pedestal basin and bath with shower above. Eaves cupboard and velux window. Lighted mirror and chrome heated towel rail.

**DRIVEWAY** The gravelled driveway is spacious enough to easily house 5 or 6 cars, but would equally be most useful for a caravan or motorhome for example.

**GARDEN** Uniquely, Tavener House has its own well, which adds an interesting feature to the outside areas. The gardens have been thoughtfully landscaped with lighting fitted in the retaining walls around the driveway and patio areas. There is a large patio adjacent to the house at the rear, ideal for entertaining. Up 2 steps is the lawn with large wooden shed. To the front is a small lawn area adjacent to the road.

