



TO LET

Queen Street, Tintinhull, BA22 8PQ
Monthly Rental Of £1,250



ORCHARDS
ESTATES

Charming Terrace Cottage in Sought-After Tintinhull

Nestled in the highly desirable Somerset village of Tintinhull, this beautifully presented terrace cottage enjoys lovely open field views.

The property offers well-proportioned accommodation, including a welcoming living room, a dining room with a characterful feature fireplace, a fitted kitchen, and a family bathroom.

Upstairs, there are two comfortable bedrooms, while outside the property benefits from a delightful garden—perfect for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the charm and setting of this attractive home.



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LOCATION

Tintinhull is located within easy driving distance of Yeovil, about 5 miles to the North-west of the town.

It is a pretty village with a well-respected Primary School, recreation field, 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.

Downstairs Living

Stepping through the front door, the stairs are immediately in front of you.

There are doors in the hallway off to the -

Living Room - With front aspect window, radiator and feature wooden fire surround.

Dining Room - With rear aspect window, feature fireplace, wall radiator and a door to the

Kitchen - There are a selection of wall and floor units with electric oven with extractor fan over. Rear aspect window and wall radiator. Back door opening onto rear garden.

First Floor Living

On the landing there are doors leading off to -

Family Bathroom - This has a rear aspect window with wall radiator, full sized bath with shower over, a hand wash basin and toilet.

Bedroom One - Large double room with front aspect window and radiator.

Bedroom Two - Smaller of the two rooms, with rear aspect window and radiator

Rear Garden

At the back of the house is a small courtyard area, with steps leading up to a lawn.

Mainly enclosed by mature planting and fencing with views of open countryside.

Material Information

- EPC - D
- Council Tax C
- Services - Mains electric, gas, water and drainage
- On street parking
- Flood Zone 1 - Very low risk of flooding from rivers and sea
- Broadband - Superfast available 37Mbps



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Floor 1



Floor 2

Approximate total area⁽¹⁾

67.2 m²
722 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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