



Queen Street, Tintinhull, Yeovil, Somerset,
BA22 8PQ

Guide Price £240,000

Freehold

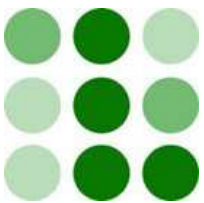
A two bedroom end of terrace home offering lots of character set in this popular village location. The home benefits from character features including a woodburner in situ to the Lounge, gas central heating, two double bedrooms and an enclosed rear garden. Also the added benefit of No Onward Chain.

 **LACEYS
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34 Queen Street, Tintinhull, Yeovil, Somerset,
BA22 8PQ



- A Two Bedroom End Of Terrace Home
- Offering Lots Of Character Throughout
- Popular Village Location
- Woodburner In Situ in The Lounge
- Gas Central Heating
- Two Double Bedrooms
- Enclosed Rear Garden
- No Onward Chain

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425 115**.

Accommodation Comprises

Wooden front door to the Lounge

Lounge 4.44 m x 3.68 m (14'7" x 12'1")

Inglenook fireplace with a Woodburner in situ, stone hearth & surround. TV point. Phone point. Radiator. Inset Hessian doormat. Laminate flooring. Door provides access to the stairs that lead to the Bedrooms. Throughway to the Kitchen.



Kitchen 4.25 m x 2.75 m (13'11" x 9'0")

Well fitted Kitchen comprising inset Belfast sink with mixer tap, rolltop worksurfaces with cupboards & drawers below. Built in oven & five ring gas hob, extractor above. Recess for washing machine, plumbing in place. Space for upright fridge/freezer. Wall mounted cupboards. Laminate flooring. Radiator. Space for table & chairs. Inset ceiling spotlights. Stable door to outside. Door to the Ground Floor Bathroom.



Ground Floor Bathroom 2.64 m x 2.11 m (8'8" x 6'11")

White suite comprising corner bath with a mixer tap shower attachment, tiled surround. Pedestal wash basin. Low flush WC. Radiator/Towel rail. Tiled floor. Extractor fan. Inset ceiling spotlights. Frosted window, rear aspect.

Landing Area

Doors to both Bedrooms.

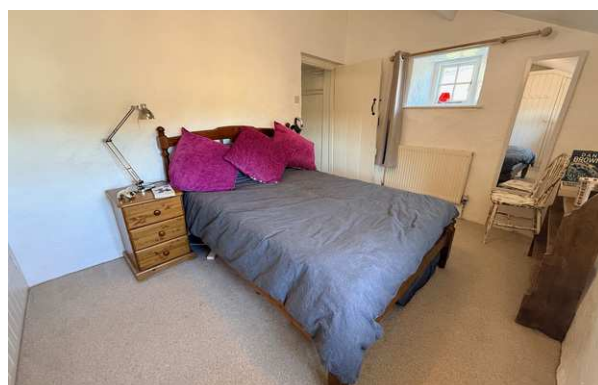
Bedroom One 3.83 m x 3.75 m (12'7" x 12'4")

Radiator. Built in ornamental fireplace with revealed stonework in situ. Built in airing cupboard which also houses the Worcester combi boiler. Further built in cupboards. Hatch to loft space. Window, front aspect.



Bedroom Two 4.26 m x 2.79 m (14'0" x 9'2")

Radiator. Built in cupboard. Two windows, rear & side aspects.



Outside

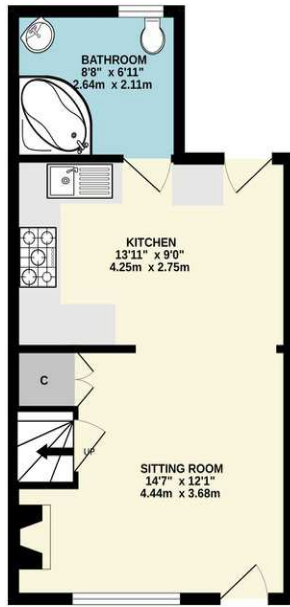
To the rear there is an enclosed garden comprising of a lawn area, gravelled sections, the garden is bounded by fencing. A timber gate provides side access from the front (the adjoining property also has a right of way over the garden using this access point).

To the front there is a lawn area with well stocked borders. The front garden is bounded by walling with an Iron gate providing access to a path that leads to the front door, entrance canopy above.

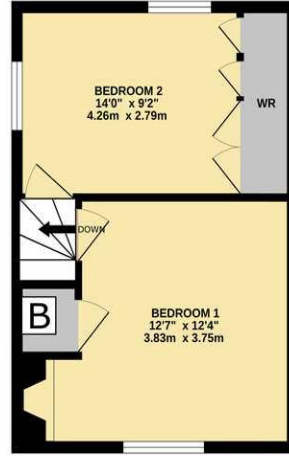


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GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.

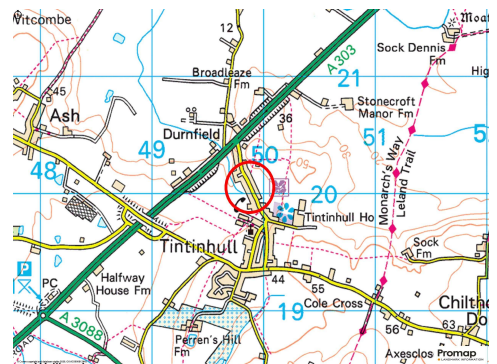
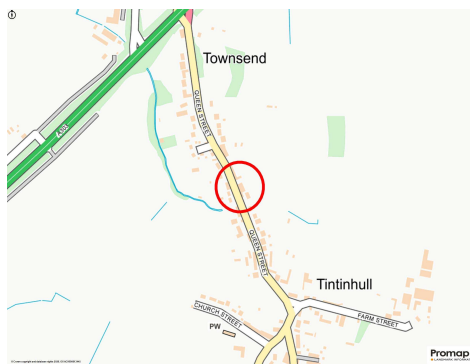


TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs/Floor Plans

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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - B
- *Asking Price* - Guide Price £240,000
- *Tenure* - Freehold
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances - please visit HMRC's SDLT Calculator. <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>
- *Other fees/Disbursements payable* - Conveyancer's will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lender's transaction fees (non-exhaustive list) - please seek confirmation from your Conveyancer prior to a commitment to purchase.

Material Information to assist making informed decisions

- *Property Type* - 2 Bedroom End Terraced House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains
- *Sewerage* - Mains
- *Heating* - Gas Central Heating, Worcester combi boiler located in Bedroom One, which also heats the hot water. Woodburner in situ in the Lounge.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - On road subject to availability.

Material Information that may or may not apply

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However, we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor.
- *Rights and Easements* - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - D

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the TBC/2026. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.