



18 BRETtingham CT

Hinton St. George, TA17 8RY

Price £300,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented and spacious Grade II Listed two bedroom home situated within the Brettingham Court, which was formally part of Hinton House belonging to the Poulett Estate. The accommodation in brief comprises reception hall, cloakroom, sitting room/dining room, kitchen, landing/study area, two bedrooms and a bathroom. There is a small private patio garden and further communal grounds. A garage in a block and ample parking for visitors. No onward chain.

Situation

Hinton St George is a highly attractive historic village originally part of the Earl Poulett estate situated just under 7 miles from the market town of Ilminster. The village has a church including 13th Century work by the masons of Wells Cathedral. Hinton house being the former stately home of the Earls Poulett, a COE first school and preschool, unique community owned/run food shop and post office, tearoom and a well known gastropub The Lord Poulett Arms.

The local area

Hinton St George is close to the nearby vibrant market towns of Ilminster and Crewkerne, both with a good range of facilities. These include shops, banks, post offices, libraries, two schools, dentists, doctors, leisure complex, and other professional services. There are buses running daily to nearby schools in Crewkerne. Mainline rail services to London (Waterloo) are available from Crewkerne and Axminster.

Local Authority

South Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating:



PROPERTY DESCRIPTION

Reception Hall

17'1 × 11'3 (5.21m × 3.43m)

Radiator, feature double doors, stairs rising to the first floor and a storage cupboard over.

Cloakroom

Suite comprising low level WC, wash hand basin with vanity storage, extractor fan and tiling to all splash prone areas.

Sitting/Dining Room

29'9 × 10'8 (9.07m × 3.25m)

With a window to the rear aspect with a window seat and french doors to the rear. Feature fireplace with bespoke units, picture rail and two radiators.

Kitchen

12'4 × 9'3 (3.76m × 2.82m)

With a feature arch window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, cupboard, fridge, freezer, dishwasher, electric oven, hob and an extractor fan over and a washing machine. Radiator and tiling to all splash prone areas.

Landing/Study Area

13 × 13'2 (3.96m × 4.01m)

With a window to the rear aspect, airing cupboard and access to the loft. This previous used to be partitioned off as the third bedroom.

Bedroom One

16'3 × 10'2 (4.95m × 3.10m)

With windows to the front and rear aspects, fitted wardrobes and a radiator.

Bedroom Two

16'3 × 10'2 (4.95m × 3.10m)

With a window to the rear aspect, fitted wardrobes and a radiator.

Bathroom

10'9 × 7'2 (3.28m × 2.18m)

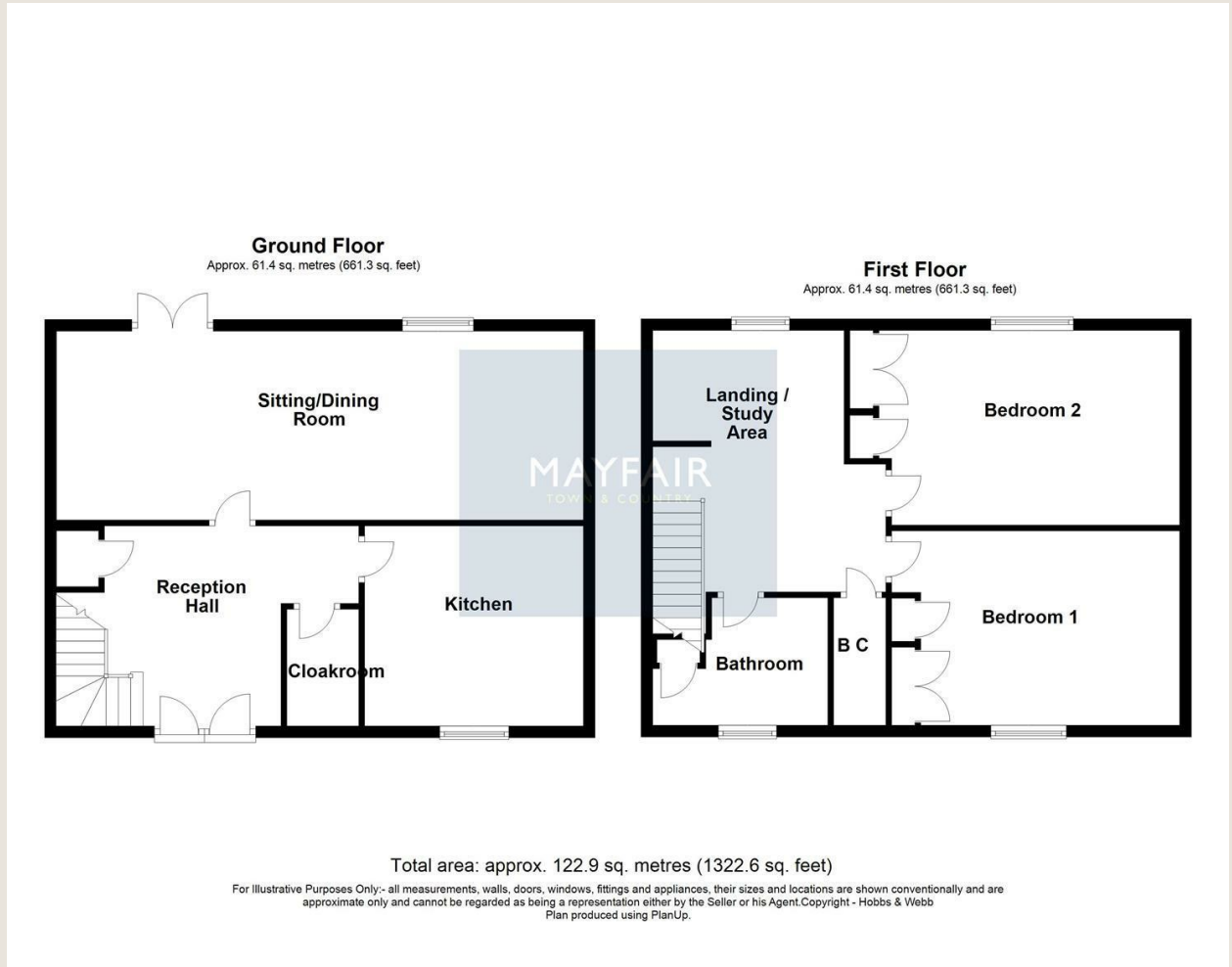
With a window to the front aspect. Suite comprising bath with shower over, low level WC, bidet, wash hand basin, radiator and tiling to all splash prone areas.

Outside

To the front of the property there is a small patio garden and an attractive communal flower bed set in the middle of the quadrangle. French windows open from the sitting room/dining room to the rear garden which is laid to patio for ease of maintenance. There is a garage 17'10 × 8'1 that come with this property in a block and ample visitors parking. There are further communal gardens, bin store and drying area.

Agents Note

There is a Residents' Association in operation at Brettingham Court with an annual charge of £350.00 payable as contribution to the maintenance of common areas. Council Tax Band D. Broadband speed, FTTC. Mains gas, water, drainage and electricity. Please note, we have been advised that there is spray foam insulation in the loft.



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

01460 74200

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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)

