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For Sale
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FOR SALE

Montacute, TA15 6XB
£200,000



ORCHARDS
ESTATES

Charming three bedroom character cottage situated in the heart of the highly sought after village of Montacute which offers wonderful surrounding countryside and a friendly community. The accommodation, which is arranged over three floors, comprises spacious living room with feature open fireplace and wooden beams leading to a fitted kitchen with dining area. On the first floor is a double bedroom and the family bathroom whilst on the third floor are two further bedrooms. To the rear of the property is a pretty courtyard garden which offers great outside space to sit and relax.



£200,000



LOCATION

The property is situated in the desirable and thriving village of Montacute. Montacute itself offers a village school and secondary school within close proximity, local store, petrol station, two public houses, nearby sports centre and not forgetting a stone's throw from the stunning Elizabethan Manor House belonging to the National Trust. The centre of Yeovil is a short drive down the A3088 whilst the A303 east/west trunk road is within 3-4 miles drive. Montacute provides a desirable village to live in and is conveniently situated for numerous local walks onto Ham Hill Country Park which is circa 1 1/2 miles distance.

Entrance Porch - 3' 5" x 2' 9" (1.04m x 0.84m)

Door to front.

Living Room - 14' 7" x 10' 11" (4.44m x 3.32m)

Front aspect single glazed window with shutters, feature open fireplace, laminate flooring, under stairs cupboard and storage heater.

Dining Room - 10' 1" x 7' 0" (3.07m x 2.13m)

Two rear aspect double glazed Velux type windows, laminate flooring, door to stairs to first floor, storage heater and door to rear.

Kitchen - 8' 6" x 7' 8" (2.59m x 2.34m)

Fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, integrated appliances to include electric hob, electric oven and fridge, plumbing for washing machine, tiled flooring and tiled splash backs.

Landing

Rear aspect single glazed window, airing cupboard, storage heater and stairs to second floor.

Bedroom One - 11' 7" x 11' 2" (3.53m x 3.40m)

Front aspect single glazed window and storage heater.

Bathroom

Rear aspect single glazed window, tiled flooring, bath with shower over, wash hand basin, WC and heated towel rail.

Second Landing

Rear aspect single glazed window and access to loft.

Bedroom Two - 11' 5" x 8' 11" (3.48m x 2.72m)

Front aspect single glazed window, storage heater and eaves storage.

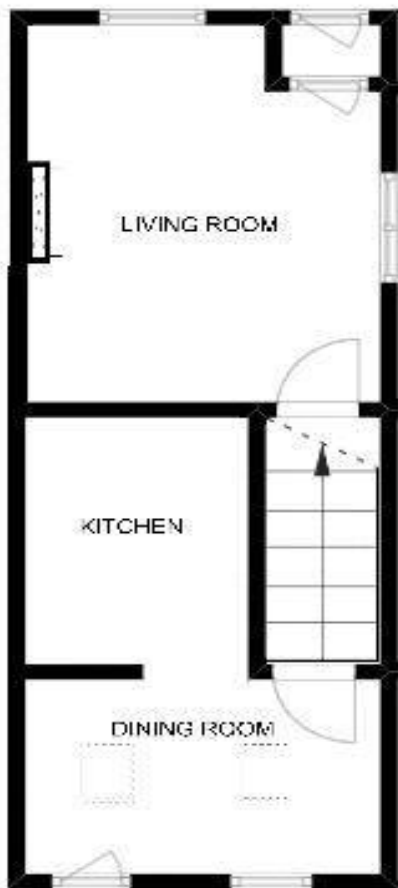
Bedroom Three - 9' 6" x 8' 0" (2.89m x 2.44m)

Rear aspect single glazed window.

Courtyard Garden

Laid to paving slabs enclosed by fencing with gated access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-60)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	64

Directions
 From the centre of Montacute with the Post Office on your left the property can be found on the right hand side.

AGENTS NOTE
 Orchards Estates 24/7 Estate and Letting agents - We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. All available 24/7 for your convenience. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact, everything that you could need to help you move.

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