



**Tenure:** Freehold

**Council Tax:** Band C

**Energy Performance Rating:** D (59)

**Services**

Mains Electric, Water & Drainage, Oil fired Heating.

**Viewing**

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

**Guide Price: £280,000**

**Hazeleigh, Hinton St George, Nr Crewkerne,  
Somerset TA17 8SD**

**Independent Sales, Lettings and Property Management Agents**

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**Tarr Residential**

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Hinton St George,  
Nr Crewkerne, Somerset  
TA17 8SD**

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- **NO ONWARD CHAIN**
- **Highly Desirable Village Location**
- **Spacious Terraced Property**
- **2 Double Bedrooms**
- **Kitchen/Breakfast Room**
- **14ft Sitting Room with Fireplace**
- **First Floor White Suite Bathroom**
- **Oil Fired Heating**
- **Garage within a Block Close-by**
- **Enclosed Well Maintained Garden**

**Set within the highly desirable picturesque village of Hinton St George is this charming and deceptively spacious 2 double bedroom terraced cottage with the added benefit of a garage and an enclosed well maintained rear garden.**

**The property comprises: entrance hall, sitting room with fireplace, modern fitted kitchen/breakfast room and a first floor 3 piece white suite bathroom.**

**Further benefits from oil fired heating.**



#### **Approach**

Approached from the public footpath to steps rising to the solid wood front door with storm canopy over. Opening to:

#### **Entrance Hall**

A good size hall with stairs rising to the first floor, solid wood parquet flooring, cupboard housing the electric fuse box, single panel radiator and a smoke detector. Door to:

#### **Sitting Room:** 14' 1" x 13' 0" (4.29m x 3.95m) (max)

Feature stone fireplace, secondary glazed stone mullion window to the front aspect, two single panel radiators, wall mounted thermostat, TV and telephone points, carbon monoxide detector. Door to:

#### **Kitchen/Breakfast room:** 14' 6" x 7' 11" (4.42m x 2.41m)

Fitted with a modern range of 'shaker' style creamed fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel circular bowl with swan neck mixer tap over. Space and plumbing for both a dishwasher and washing machine, space for an electric cooker. Double glazed window to the rear aspect over looking the garden, floor mounted Mistral oil boiler access to under stair storage and additional storage cupboard with window. uPVC part double glazed door opening to outside.

#### **First Floor Landing**

A good size landing with access to all first floor rooms, cupboard housing hot water cylinder tank, smoke detector, stone mullion window to the rear aspect and access to the roof void.

#### **Bedroom 1:** 16' 7" x 9' 7" (5.06m x 2.91m)

Secondary glazed stone mullion window to the front aspect, Built in single wardrobe and two single panel radiators.

#### **Bedroom 2:** 10' 0" x 9' 7" (3.05m x 2.93m) (max)

Secondary glazed stone mullion window to the front aspect, built in storage cupboard and a single panel radiator.

#### **Bathroom:** 7' 11" x 5' 5" (2.41m x 1.65m)

Fitted with a white three piece suite comprising: panel bath with a telephone style mixer tap with shower attachment. Wash hand basin with taps over. Low level WC. Stone mullion secondary

glazed window to the rear aspect, part tiled walls, shaver point, wall mounted Dimplex heater and a heated towel rail.

#### **Garage**

A single garage situated within a block of garages close-by. Up and over door to the front aspect.

#### **Outside**

A pavement gives access to the steps rising to the front door, with storm canopy and outside light over.

The rear garden is mainly laid to lawn and is bordered by beds filled with a good variety of plants and shrubs. A small patio area can be accessed from the kitchen door and the oil storage tank is set to the side. Outside water tap and light. Rear access gate.