



**ENGLISH
HOMES**



Brettingham Court, Hinton St George, TA17

**Offers in excess of:
£350,000**

Brettingham Court, Hinton St George, TA17

Offered with the benefit of no onward chain, No. 1 Brettingham Court is part of an exclusive courtyard development of 18 properties, converted into mews style houses, in what was the former stables and coach house to Hinton House. Nestled in a sunny corner, this wonderful, Grade II Listed house offers high ceilings, beautiful feature windows and well-proportioned rooms.

Accommodation in brief provides, spacious Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom to the Ground Floor with, 3 double Bedrooms, Bathroom and large landing to the First Floor. Outside to the front lies a pretty terrace overlooking the central courtyard with a further private patio to the rear, Garage and Carport. The property is in immaculate condition throughout.

Accommodation

Entrance Hall - A stunning arched entrance with double doors and window to the front, stairs rising, under stairs cupboard, door to cloakroom, timber flooring.

Cloaks/WC with pedestal basin, extractor fan.

Sitting Room/Dining Room - 6.5m x 5.41m (21'3" x 17'9") - Arched window to the front and window to the rear with plantation blinds, fireplace with electric fire, beautifully made bespoke fitted shelving with storage cupboards underneath.

Kitchen/Breakfast Room - 4.78m x 2.82m (15'7" x 9'3") - Window to the rear with plantation blinds overlooking the rear patio and beyond, a range of modern base, wall and drawer units, integrated double electric oven grill, 4 ring Gas hob with hood over, integral fridge/freezer and slimline dishwasher, 1 1/2 bowl stainless steel sink and drainer, cupboard containing wall mounted Gas boiler. Space for table and chairs.

First Floor Landing - A very well-proportioned square landing with doors off to all the bedrooms and bathroom, hatch to loft, storage cupboard.

Bedroom One - 4.8m x 3.7m (15'9" x 12'3") - Window to the front, large built in double wardrobes with cupboards over.

Bedroom Two - 4.8m x 2.79m (15'9" x 9'2") - Window to the rear of the property, built in double wardrobe with half hanging space and half containing sink with light and shaver point over, cupboards above.

Bedroom 3 - 4m x 2.4m (13'1" x 8'1") - Window to the front, built in wardrobe with cupboards over.

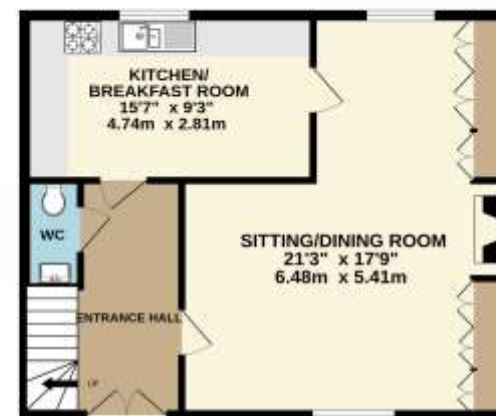
Bathroom - Window to the rear, bath with shower over and glass shower screen, pedestal washbasin, large airing cupboard with radiator and space and plumbing for a washing machine and tumble dryer, heated towel rail, extractor fan.

Outside

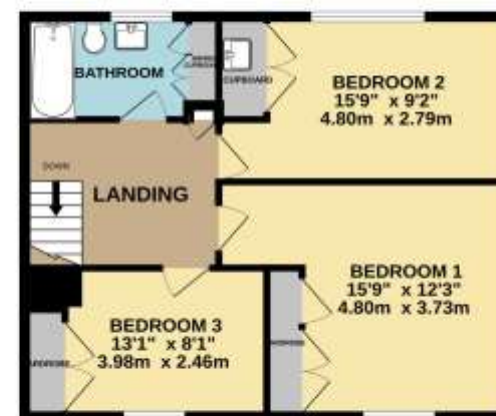
Garage and Carport - There is a private single garage with carport parking in front.

Gardens and Grounds - Brettingham Court is approached via a private road that leads to the garage and carport and to the visitors parking at the front. A large archway leads through to the quadrangle and to the right, in the corner, is No.1. To the front of the property is a south facing terrace, ideal for sitting outside and to the rear is a private courtyard area.

GROUND FLOOR
579 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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	

EPC EXEMPT

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.