



12 Fosseway Court
Ilchester, BA22 8JT

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £245,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Fosseway Court is a very attractive property situated in the popular village of Ilchester. With large kitchen/diner, modern kitchen, rear porch and WC downstairs, and three bedrooms and an attractive shower room upstairs. The property is well presented throughout, but could do with someone to come in and put their own creative stamp on it to really make it their own. There is a very good sized corner garden with large summerhouse, and a garage with parking space a short walk away from the property. The property would make a fantastic first time or investment purchase and is advantageously offered to the market with no onward chain.

Services

Mains gas, electricity, drainage and water connected. Council Tax Band B.

Amenities

The popular village of Ilchester offers a full range of amenities within easy walking distance. These include a petrol station, local shop, pubs and restaurants, church and primary school. A more comprehensive selection of amenities can be found in Yeovil approximately 5 miles to the south.

Front Porch

With door into entrance hall.

Entrance Hall

With radiator, understairs cupboard, stairs rising to first floor.

Lounge/Diner 25' 10" x 11' 10" (7.87m x 3.60m)

With windows to front and rear, French doors to side, 2x radiators, gas fire with surround.

Kitchen 11' 11" x 9' 2" (3.62m x 2.79m)

With window to rear, radiator, modern set of matching base and wall units, stainless steel sink with drainer, four-ring electric cooker with extractor over, space for fridge/freezer, space for washer/dryer. Some white goods are available by separate negotiation.

Rear Porch

With door to rear garden and WC.



First Floor Landing

With airing cupboard, access to attic.

Bedroom One 11' 10" x 9' 8" (3.61m x 2.95m)

With window to front, radiator, built in wardrobe.

Bedroom Two 12' 2" x 9' 9" (3.70m x 2.96m)

With windows to side and rear, radiator, built in wardrobe.

Bedroom Three 8' 10" x 8' 3" (2.70m x 2.52m)

With window to front, radiator.

Shower Room

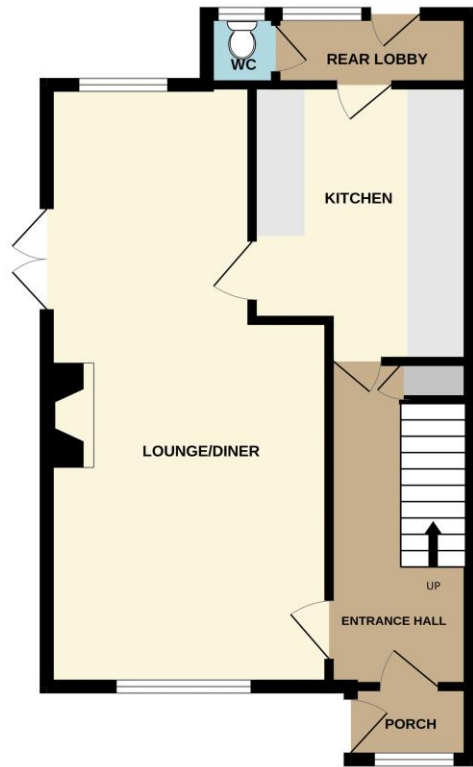
With 2x frosted windows to rear, radiator, close coupled WC, sink, shower.

Outside

The property is approached via a shared pathway at the front, passing neighbouring houses. The garden is a large corner plot mainly laid to lawn with a pathway, patio and mature bushes and shrubs. There is a summerhouse with base patio. A further pathway takes you around the back of the house to the single garage with a parking space in front.



GROUND FLOOR



1ST FLOOR



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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