



FOR SALE

Ilchester, BA22 8NU

£210,000

 [Full video walk - through](#)



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ESTATES

Modern three bedroom home in the sought after village of Ilchester with the added benefit of parking for 2 cars and a garage. The entrance opens to the sitting room with open archway leading to the dining area and extending into the kitchen across the rear of the property. There is a conservatory on the rear with plumbing and electric which opens to the rear garden and rear access gate to a walkway.

Upstairs are 3 bedrooms and the bathroom. Ideally suited as a first time buy or investment opportunity and offered with no chain, an early viewing comes highly recommended.



£210,000



LOCATION

Ilchester offers a range of everyday facilities including a doctors surgery, chemist, post office, garage and a range of restaurants and pubs offering excellent food. Yeovil is the commercial centre for the area with excellent shopping and leisure facilities. The area is also well served by independent schools including Hazlegrove at Sparkford and Park School at Yeovil and Millfield at Street. Sporting facilities in the area include horse racing at Wincanton, Exeter and Taunton, golf at Long Sutton and Windwhistle, neighbouring coarse fishing and water sports on the Dorset coastline. Road links in the area are good with the A303 Exeter to London trunk road just outside Ilchester while the M5 (J25) can be found at Taunton. Yeovil Junction has a direct rail link to London (Waterloo), while Castle Cary has a direct line to London (Paddington). Bristol International Airport and Exeter Airport are both easily accessible.

Entrance Hall

Door to front, laminate flooring, stairs to first floor and radiator.

Living Room - 12' 5" x 11' 11" (3.773m x 3.637m)

Front aspect double glazed window, laminate flooring, radiator and leading to dining room.

Dining Room - 10' 9" x 8' 7" (3.270m x 2.608m)

Rear aspect double glazed window, laminate flooring, radiator and leading to kitchen.

Kitchen - 11' 9" x 7' 9" (3.571m x 2.357m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, gas hob, electric oven, plumbing for washing machine, tiled splash backs and laminate flooring.

Conservatory - 9' 7" x 6' 8" (2.921m x 2.027m)

Brick and double glazed with front, side and rear aspect windows, plumbing for washing machine, vinyl flooring, tiled walls and double glazed door to rear.

Landing

Airing cupboard, access to loft and doors to:

Bedroom One - 12' 4" x 9' 7" (3.767m x 2.909m)

Front aspect double glazed window, laid to carpet, built in wardrobe and radiator.

Bedroom Two - 9' 5" x 8' 6" (2.872m x 2.603m)

Rear aspect double glazed window, laid to carpet, built in wardrobe and radiator.

Bedroom Three - 9' 5" x 8' 7" (2.863m x 2.624m) at widest point

Front aspect double glazed window, laid to carpet, built in wardrobe and radiator.

Bathroom

Rear aspect double glazed window, tiled floor, fully tiled walls, bath with mixer taps and shower over, wash hand basin with vanity unit, WC and radiator.

Parking

Two parking spaces to front.

Front Garden

Mainly laid to gravel with raised central bed and borders enclosed by wall with gated access.

Rear Garden

Initial patio with gravelled area to one side and planted beds leading to decking enclosed by fencing and wall with gated access to rear to the garage.

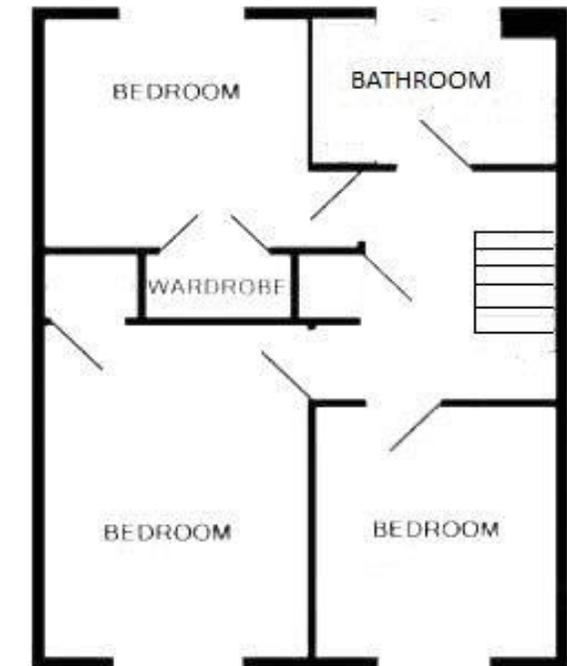
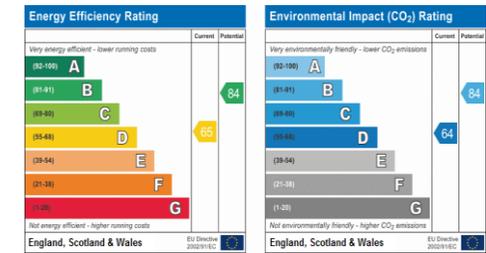
Garage

Located in a block to the rear of the property.



AGENTS NOTE

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. 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.



Directions

Proceed out of Yeovil on the A37 towards Ilchester. At the roundabout turn right and into Ilchester. Take the left turning just after The Bull Inn onto West Street. Continue along this road and follow the road round to the right into Pill Bridge Lane. Take the second turning on the right into Abbots Road and then the second right into Friars Close where the property can be found at the end of the cul-de-sac and can be easily identified by our distinctive For Sale Board.



01460 477977 or 01935 277977



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