

Towers Wills

Town & Country

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**14, Great Orchard, Ilchester, Yeovil, Somerset BA22
8NF**

£240,000

Towers Wills welcome to the market this three bedroom semi-detached family home, situated in the popular village of Ilchester and briefly comprising; reception hallway, lounge, kitchen/diner, utility area, cloakroom/w.c, side porch, three bedrooms, shower room, driveway and rear garden.

Entrance Hall

Double glazed door to the front, radiator and under stairs storage.

Kitchen/Diner 5.29m x 4.83m – maximum measurements and L shape room

Comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel one and a half bowl sink/drainers, double glazed windows to the front and rear, radiator, double glazed door to the side porch area, integrated electric oven, integrated electric hob with cookerhood over, under stair cupboard, porcelain floor tiles, space for washing machine and integrated fridge freezer.

Side Porch Area

Includes cupboard with oil-fired central heating boiler, double glazed door to the front and single glazed door to the rear.

Cloakroom/W.C

With wash hand basin, w.c and single glazed window to the side.

Utility 2.72m x 1.62m – maximum measurements

Single glazed window to the side and butler sink.

Lounge 5.53m x 3.20m – maximum measurements

Double glazed window to the front, two radiators, double glazed French doors to the rear garden.

First Floor Landing

Double glazed window to the rear, radiator and loft hatch.

Shower Room

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the rear, heated towel rail and extractor fan.

Bedroom One 4.51m x 3.57m – maximum measurements

Double glazed window to the front and radiator.

Bedroom Two 3.41m x 3.56m – maximum measurements

Double glazed window to the front, radiator and built-in cupboard.

Bedroom Three 2.16m x 3.07m – maximum measurements

Double glazed window to the rear and radiator.

Front Garden

To the front of the property is a block paved driveway, allowing ample parking for three/four vehicles.

Rear Garden

The rear garden has been laid to gravel, two outside taps and wooden shed.

Key Features

- Semi-detached
- Popular Village Location
- Three Bedrooms
- Driveway
- Rear Garden

Contact Us

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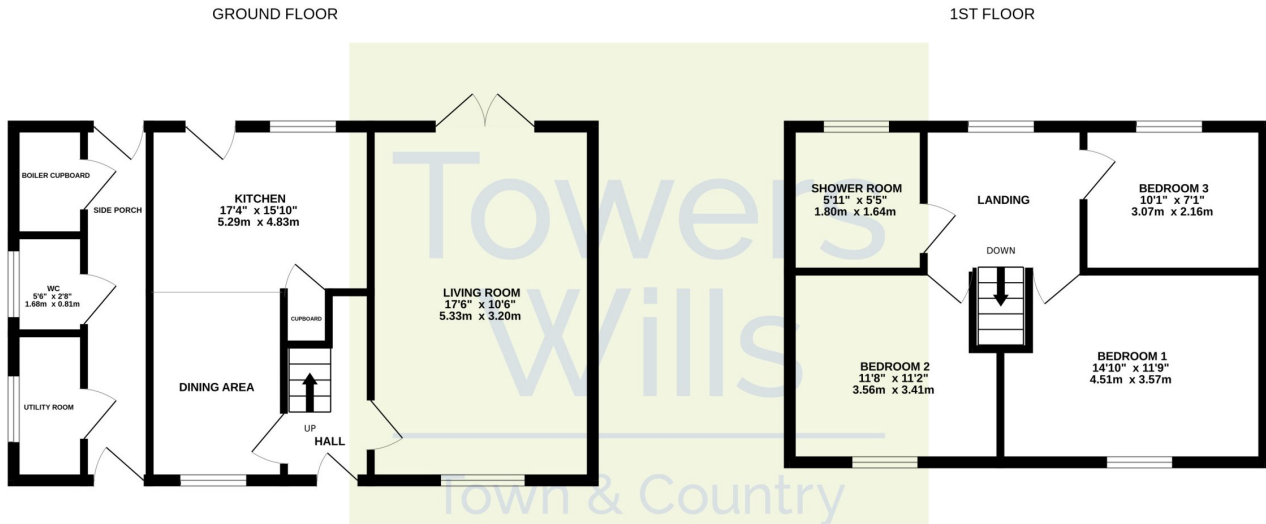
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan



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