

Towers Wills

Town & Country

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30, High Street, Ilchester, Yeovil, Somerset BA22
8NH

Offers Over **£220,000**

Towers Wills are pleased to offer to bring this wonderfully presented and characterful three bedroom terraced property situated in the popular and historic village of Ilchester. The property benefits from; entrance porch, lounge, kitchen/diner, three bedrooms including two doubles, modern family bathroom and enclosed rear garden. The property is situated within the desirable village of Ilchester which offers a wide range of amenities including a petrol station, local shops including post office, pharmacy, hairdressers & beauty salon, pubs, restaurants and a local school. NO FORWARD CHAIN

Front Porch

Wooden front door opens into a small porch area with secondary door then opening into the sitting room.

Living Room 4.50m x 3.90m

Double glazed window to the front, feature wood burning fireplace, electric radiator, understairs cupboard, entrance to kitchen and stairs leading to the first floor

Kitchen/Diner 3.90m x 3.40m

A country style kitchen offering a range of wall, base and draw units with wood-effect laminate worksurface. Integrated electric oven with induction hob and cooker hood over. Spaces for fridge-freezer, washing machine and dishwasher. Electric radiator, laminate flooring, double glazed window to rear and double glazed door leading to garden.

First Floor Landing

Loft hatch and double glazed window to the side.

Bedroom One 4.50m x 3.80m

Double glazed window to the front, fitted over stairs cupboard and electric radiator.

Bedroom Two 5.40m x 2.80m

Double glazed windows to the front and rear and electric radiator.

Bedroom Three 3.00m x 2.00m

Double glazed window to the rear and electric radiator.

Bathroom

Modern fitted bathroom suite comprising of WC, bath with shower over, wash hand basin, electric heated towel rail, extractor fan and double glazed window to side.

Garden

To the rear of the property, you will find a fully-enclosed garden to the rear with a patio area butting the house lawn areas and a stone area at the rear with space for shed. The garden also benefits from a brick store-house and a gate to the side proving access.

Agent Notes

There is a side gate and please note that the neighbouring property has right of access across the garden to their rear, but we are informed that this is rarely used.

Key Features

- Desirable Village Location
- Character Property
- Three Bedrooms
- Enclosed Rear Garden
- No Forward Chain

Contact Us

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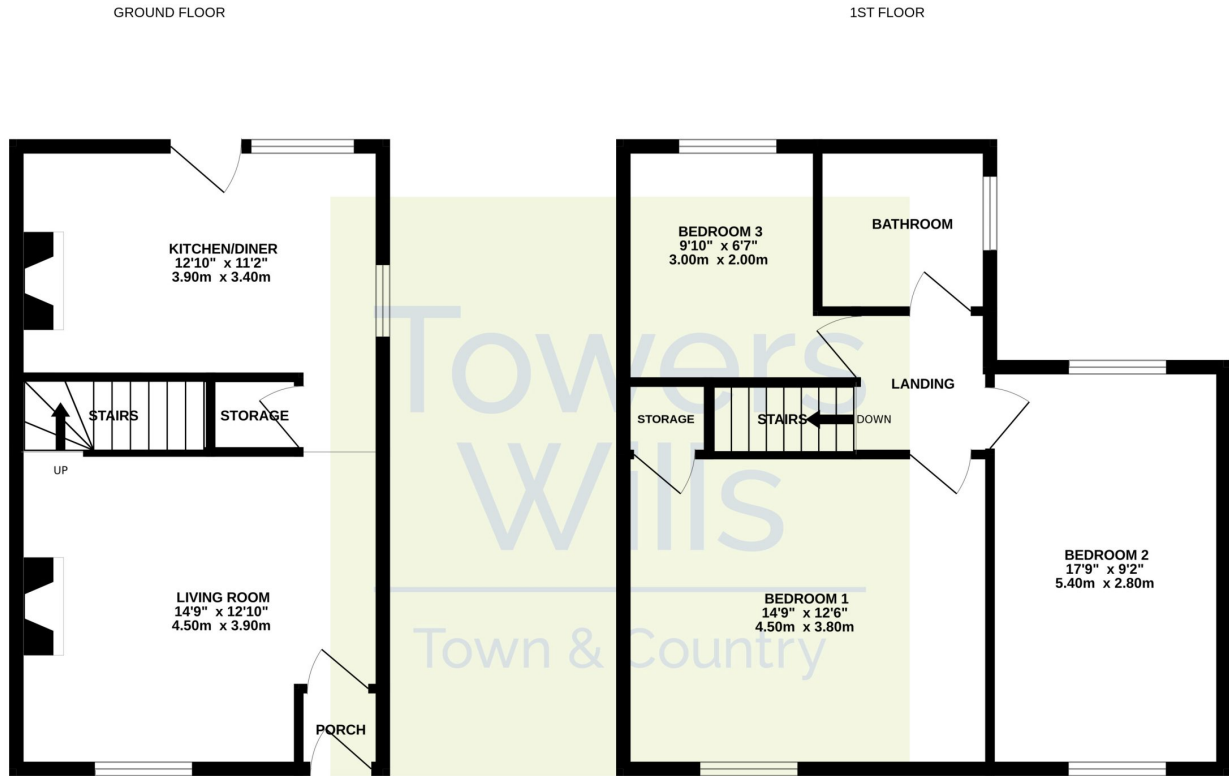
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Floor Plan



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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