

# Towers Wills

Town & Country

📞 01935 577 032 | 01460 298 530 | ✉ info@towerswills.co.uk



6, Almshouse Lane, Ilchester, Yeovil, Somerset BA22 8NJ

Offers Over **£170,000**

Towers Wills are delighted to bring to market this delightful terrace cottage, in the sought-after village of Ilchester with a range of amenities including a variety of restaurants, and the property briefly comprises; two double bedrooms, open plan sitting/dining/kitchen areas, downstairs shower room and delightful rear garden. Selling with no onward chain, please contact Towers Wills for more information and to arrange a viewing.

Entrance

Leading into the sitting area.

Sitting Area 5.60m x 3.73m

Double glazed door to the front, double glazed window to the front, open fireplace, radiator, exposed wooden beams, stairs leading to the first floor and breakfast bar dividing the sitting area and kitchen area.

Kitchen Area 3.17m x 2.56m

Comprising of a range of wall, base and drawer units, work surfacing with one bowl sink drainer, double glazed window to the rear, stable door leading to the rear, space for under counter fridge, space for under counter freezer, space for electric cooker, built-in cupboard and built-in wine rack.

Shower Room 3.28m x 1.20m

Comprising shower cubicle with electric shower, wash hand basin, w.c, plumbing for washing machine, gas boiler, tiled floor, radiator, extractor fan and double glazed window to the rear.

First Floor Landing

Bedroom One 2.96m x 4.01m – maximum measurements with restricted head height

Double glazed ‘twist and tilt’ window to the rear, radiator and exposed wooden beams.

Bedroom Two 3.31m x 3.13m – maximum measurements

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

Rear Garden

The rear garden is largely laid to gravel with planted beds, patio seating area and outside tap.

Key Features

- Terrace Cottage
- Sought-after Village Location
- Two Double Bedrooms
- Rear Garden
- On Street Parking
- NO ONWARD CHAIN

Contact Us

**Towers Wills Estate Agents - Yeovil**  
114, Hendford Hill  
Yeovil  
Somerset  
BA202RF  
T: 01935 577032  
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



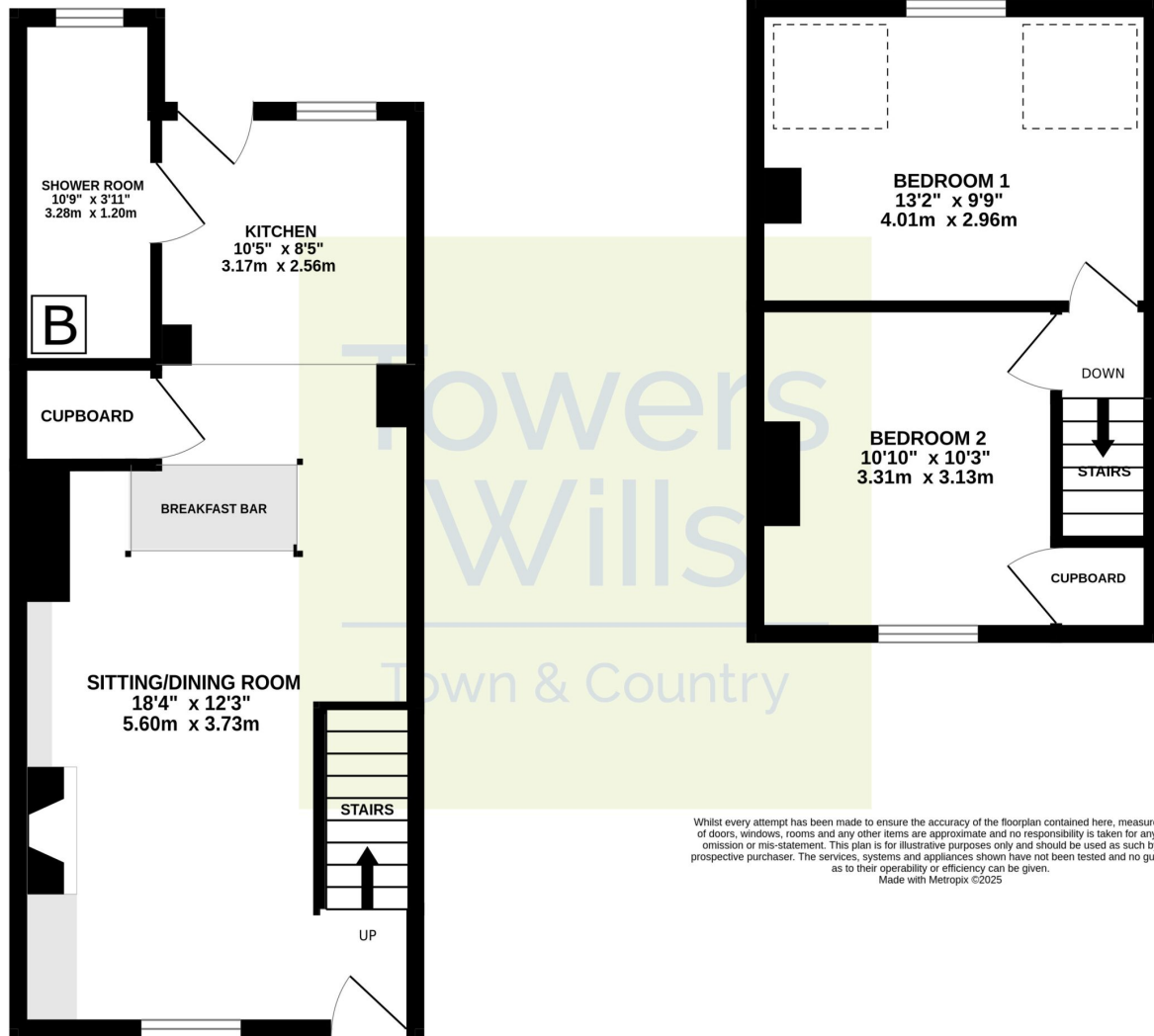




## Floor Plan

## 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.

Made with Metropix ©2025

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor , (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact , (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view