



FOR SALE

Orchards Estates - Celebrating 10 years of helping you move



Taranto Hill, Yeovil, BA22 8JP

£155,000



ORCHARDS
ESTATES

Upper Floor maisonette with private entrance which underwent refurbishment in 2021 including new gas boiler, double glazing, and bathroom. This former military home provides spacious rooms including two large double bedrooms with built-in storage. Included with this property is parking to the front a large rear garden and storage. With an EPC rating of C and Council Tax Band A, this would make a great starter home or investment opportunity as the property will be presented in a ready-to-move in condition.

£155,000



LOCATION

Ilchester offers a range of everyday facilities including a doctor's surgery, chemist, post office, garage and a range of restaurants and pubs offering excellent food and is only a short distance to the world-famous Fleet Air Arm Museum. 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 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, high-speed line to London (Paddington). Bristol International Airport and Exeter Airport are both easily accessible.

Approach Set back from the road over a front lawn with pathway to the private steps leading to the covered entrance porch and front door.

Entrance Hall With extra width at the door, ideal for storing coats, shoes, etc. the hallway winds through the centre of the property and provides access to all rooms as well as loft access hatch.

Sitting Room Featuring a large front aspect window and wall mounted electric fire with serving hatch through to the kitchen.

Kitchen Range of wall and base units with plumbing space for a washing machine and space

for a fridge freezer with a rear aspect window.

Bedrooms The front bedroom is large in dimensions and comes with two front aspect windows and built in double storage cupboard. The rear bedroom is also a double and comes with a single storage cupboard.

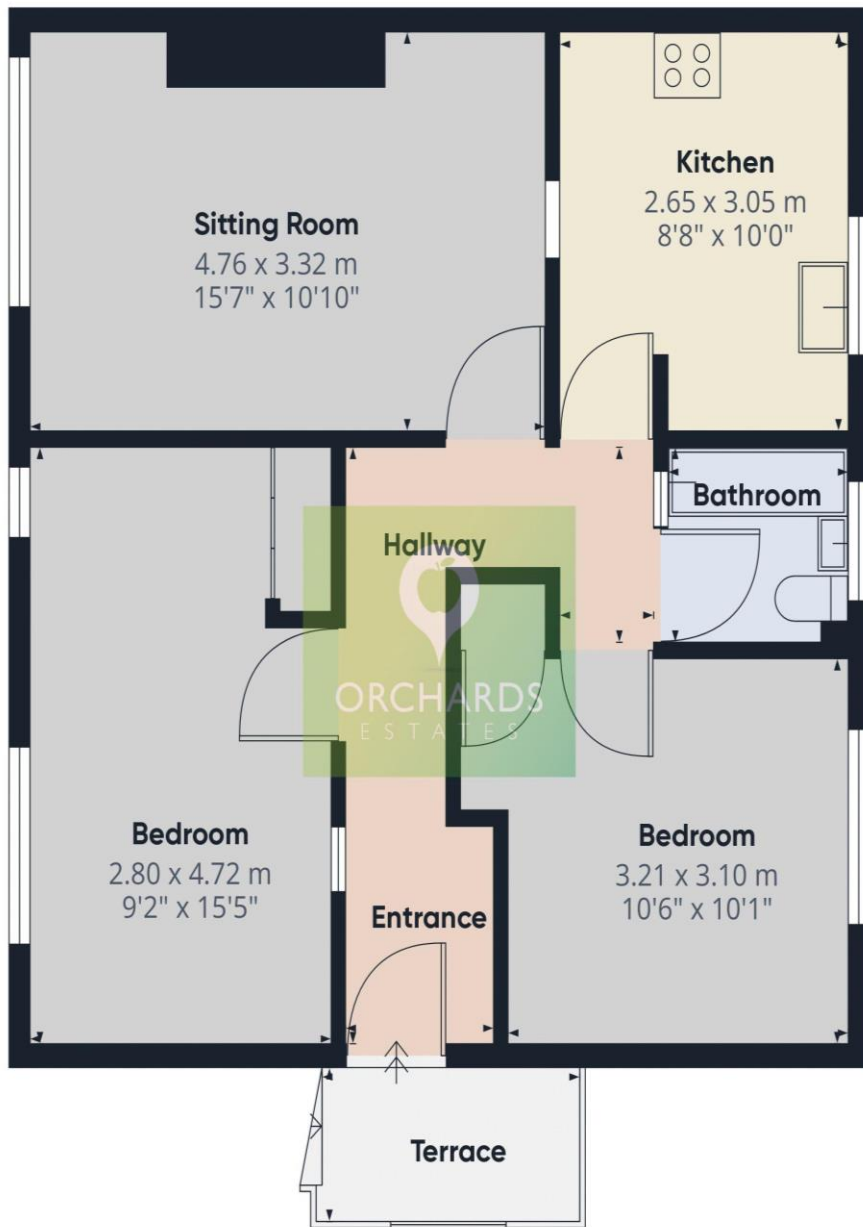
Bathroom A recent upgrade has created a space containing a bath with shower over, wash hand basin, WC and heated towel rail which is wired for gas central heating or separate electric.

Garden The garden is a very spacious and private area with two storage areas, one is under the stairs and forms part of the building whilst the second is also brick built and is separate from the main accommodation. To the rear of the garden is the school and there is a walkway to the right, all adding to the privacy. The garden as mentioned is private with no rights of access for any neighbours.

Material Information

- Vacant Possession.
- Council Tax Band: A.
- EPC (Energy Performance Rating): C (76).
- The electric is on a pre-paid meter.
- Gas Fired Central Heating.
- Boiler is 3 years old.
- Double glazing is 3 years old.
- Former Military Accommodation, Refurbished in 2021.
- We are informed that the Ground Rent: £1.00/Annum.
- We are informed that the Maintenance/Service Charge is currently £831.63/Annum (next due 01/04/2024).
- We are informed that the lease remaining is approx. 122 years as of 01/01/2024.
- The information provided above has been presented to us, however, we urge that all figures are checked by your chosen conveyancer.
- Mains Gas, Water, Drainage and Electric.





Approximate total area⁽¹⁾

57.92 m²
623.49 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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www.orchardsestates.com



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