



FOR SALE

Ivel Gardens, Ilchester, BA22 8QP

£250,000



ORCHARDS
ESTATES

This rather sweet 3 bedroom home is situated in Ilchester within the conservation area, at the end of a no-through road in a small, modern development and offers seclusion, close to shops, public transport, schools and low running costs.

With rural, river views to the rear, and having been maintained by the current owners, this is an excellent opportunity to purchase arguably the best house on the road.

£250,000



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.

Approach

Positioned at the end of the terrace, in the far corner on the left hand side of the road, there are two parking spaces to the front of the house.

Ground floor

Entrance hall leading to front aspect sitting room which, in turn, leads to the rear kitchen.

There is a generous amount of worktop space, wall and base units, as well as area for dining table and chairs.

With rural views over fields and farmland, the kitchen also enjoys French doors to the garden.

First Floor

On the first floor are three bedrooms and a family bathroom.

The rear bedrooms enjoy particularly exception rural views.

Parking and Garden

The property features a small garden at the front, comprising a grass area and planted borders.

A path runs alongside the property, leading to the rear garden, which offers space for a shed.

The rear garden is predominantly laid to grass, with a gravelled area at the bottom.

It boasts beautiful views overlooking the river, fields and farmland beyond.

Additionally, there are two allocated parking spaces at the front of the property.

Material Information

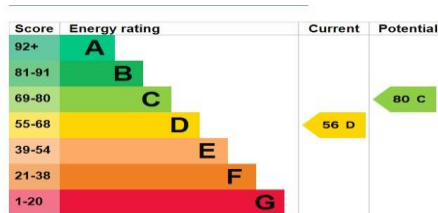
- Freehold Property, built c. 1990's
- Council Tax Band: B
- EPC Rating: D
- Mains Drainage, Water, Gas and Electric Gas Combi Boiler - 1 year old, with wall radiators
- Double Glazing - 1 year old
- Owner maintains rear fence
- Loft with hatch, boarding, and lighting
- Broadband:
 - OFCOM: Ultrafast 1000Mbps available
 - Flood Zone 2 : Flood Zone 2 encompasses areas with a medium risk of flooding



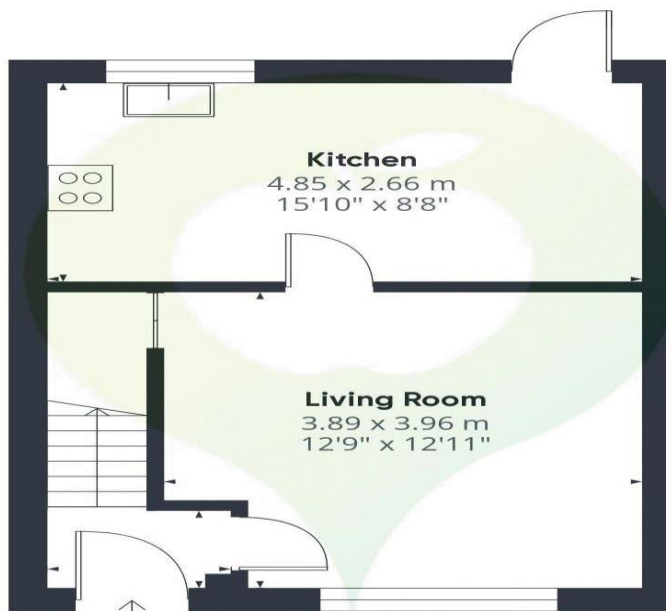
IMPORTANT NOTICE TO APPLICANTS

We endeavor to make our particulars accurate and reliable as possible, however they do not constitute or form part of or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability. All photographs, floor plans and measurements are given as a guide only and are not 100% precise. If you require clarification or further information on any points, please do not hesitate to contact us, especially if you are travelling some distance to view.

POTENTIAL PURCHASERS: Fixtures and fittings need to be agreed with the seller.



The graph shows this property's current and potential energy rating.



Floor 1



Approximate total area⁽¹⁾

61.64 m²
663.49 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

01460 477977 or 01935 277977

www.orchardsestates.com



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Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

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