



London House

High Street, Ilchester, BA22 8NQ

GeorgeJames PROPERTIES

EST. 2014



# London House

High Street, Ilchester, BA22 8NQ

Guide Price - £350,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A large Grade II Listed end of terrace town house with gardens and outbuilding. The property includes shop premises of approximately 660sqft with large display window fronting the High Street. The shop area could be incorporated as residential to create further living space subject to the usual permissions. There are various store rooms and utility area on the ground floor with three bedrooms, kitchen, bathroom and sitting room on the first floor. The whole building approaches 2800sqft.

## Business Ratable Value

The business rateable value as of 1st April 2023 is £4300. The shop may qualify for small business rate relief (100%). Depending on individual occupiers circumstances. Any prospective buyer wishing to run a business should make enquiries with the local authority.

## Method of sale

The property is offered for sale Freehold by private treaty.

## Amenities

The popular town of Ilchester offers a full range of amenities within easy walking distance. These include a petrol station, local shop, pubs and restaurants, church and primary school. A more comprehensive selection of amenities can be found in Yeovil approximately 5 miles to the south.

## Services

### Entrance Lobby

Split into two sections, one measuring 2.36m x 2.06m and the other 3.15m x 2.13m. Used as store rooms for additional stock, with lighting and power. Door at the front to the High Street.

### Utility Room 20' 2" x 6' 5" (6.15m x 1.96m)

With stable doors to rear garden, worktop space with space underneath for tumble dryer and washing machine.

### Store Room 17' 0" x 7' 3" (5.18m x 2.21m)

With window to front.





### Shop

Front - 6.50m x 4.93m Rear - 5.87m x 4.93m Previously used as a successful shop and post office. Shelving, heaters, window to rear.

### Ground Floor Hallway

With window to rear, stairs rise to first floor.

### Ground Floor Bathroom

With frosted window to rear, chrome heated towel rail and additional radiator, close coupled WC, large corner bath, double length shower, sink.

### Ground Floor Toilet

With low level WC, corner sink.

### Split Level First Floor Landing

With window to rear, access to attic, boiler room (with boiler installed in 2019).

### Bedroom One 17' 1" x 13' 0" (5.21m x 3.96m)

With window to rear, radiator.

### Bedroom Two 15' 8" x 11' 0" (4.78m x 3.35m)

With window to front, decorative fireplace, radiator.

### Bedroom Three 16' 7" x 10' 0" (5.05m x 3.06m)

With window to front, radiator, range of fitted storage cupboards.

### Kitchen/Breakfast Room 15' 8" x 8' 6" (4.78m x 2.59m)

With window to rear, radiator, range of matching wall and base units, 1.5 sink and drainer, gas oven & hob, integrated dishwasher and fridge/freezer, 5-ring gas hob with extractor fan.

### Living Room 16' 1" x 12' 3" (4.90m x 3.73m)

With window to front, radiator.

### Bathroom

With frosted window to rear, chrome heated towel rail, low level WC, bath, pedestal sink.

### Outside

The beautiful rear garden is laid to hardstanding, lawn and raised patio area for seating, with a range of mature bushes, shrubs and flowers. There is an external tap, and garage with lighting and power for additional storage.

### Cellar

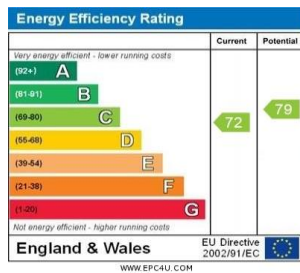
Accessed from the ground floor hallway, with lighting and space for storage.







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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