



£220,000

At a glance...



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**holland
& odam**

20 Great Orchard
Ilchester
Yeovil
Somerset
BA22 8NF

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place in Somerton, follow through West Street and turn left onto Pestors Lane, follow the road for approximately 2 miles, at the end of the road, turn left onto Langport Road. At the staggered crossroads take the right onto BS3151. When you reach the roundabout take the second exit. Turn left onto Great Orchard and the property will be on the left in the corner at the top of the hill.

Services

Mains electricity, gas, water and drainage are connected. Electric central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Ilchester is a popular village in between the picturesque market town of Somerton and the bustling town of Yeovil, being approximately 5 miles from both towns. Ilchester is home to a range of amenities, including pubs and restaurants, a primary school, petrol station, local shop and church. Ilchester is also within easy reach of the A303.

Insight

Situated in the sought-after village of Ilchester, this three-bedroom semi-detached home offers a great opportunity for buyers looking for a well-presented property with plenty of outdoor space and potential to personalise further.

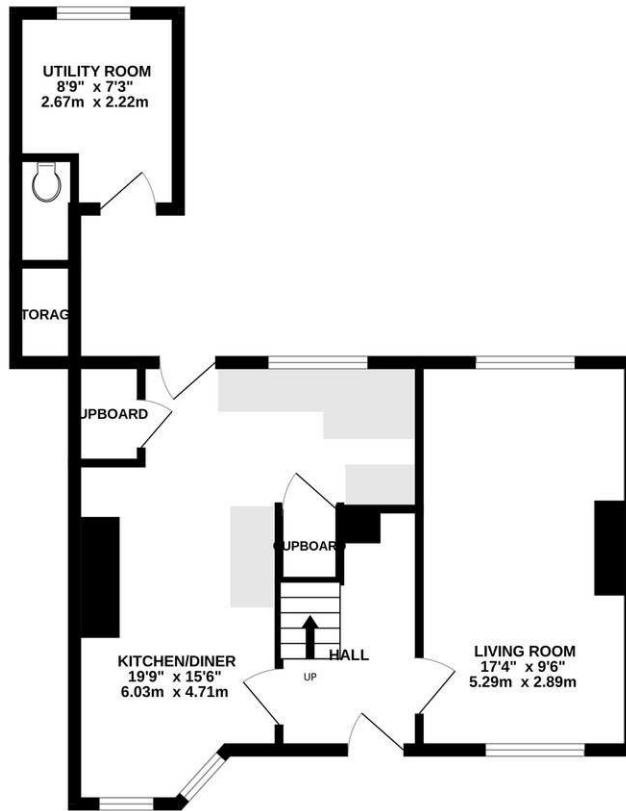
The house has been recently refreshed, featuring a brand-new kitchen, new carpets, and a neutral décor throughout, providing a bright and modern blank canvas for its new owners. The accommodation includes a spacious living area, kitchen/diner, and family bathroom.

Outside, the property enjoys a large garden with open views, ideal for families, gardening enthusiasts, or those who enjoy outdoor entertaining. There's also an outside toilet and a useful storage room with electric, perfect for tools, hobbies, or a utility area.

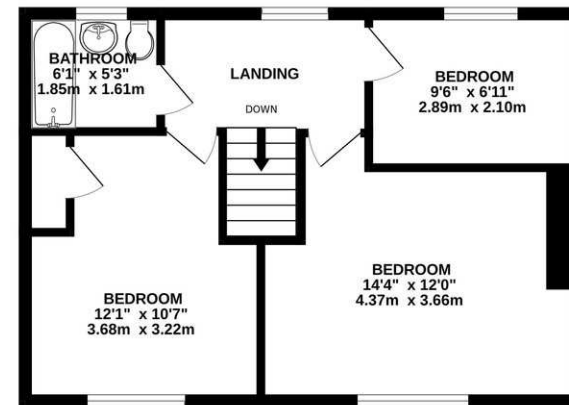
- 3 bedrooms
- Brand-new kitchen and carpets throughout
- Modern, neutral décor – ideal blank canvas
- Large garden with lovely open views
- Outbuildings - including a powered storage room



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (86.9 sq.m.) approx.

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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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