

for sale

offers over **£325,000**



Ilchester Road Yeovil BA21 3BN

**LOOK NO FURTHER!!! A BEAUTIFUL, three bedroom detached bungalow located in a sought after part of the town! Refurbished extensively by the current vendors, this home is a MUST VIEW! With garage, ample parking, and an enclosed rear garden! CALL TODAY TO BOOK YOUR VIEWING!**

# Ilchester Road Yeovil BA21 3BN

## **Entrance Hall**

Door to the front.

## **Inner Hall**

Loft access, spotlights, cupboard and further cupboard housing the boiler.

## **Cloakroom**

Wc, wash hand basin and part tiling.



### **Lounge**

20' x 12' 5" (6.10m x 3.78m)

Double glazed window to the front, radiator and multi fuel wood burner.

### **Kitchen**

10' 4" x 10' 7" (3.15m x 3.23m)

Fitted kitchen with a range of wall and base units, double glazed window to the side, space for a fridge/freezer and washing machine, sink, electric oven, induction hob, extractor hood, integrated dishwasher, radiator, door to the side and spotlights.

### **Bedroom 1**

13' 2" + Wardrobe x 10' 8" into Recess (4.01m + Wardrobe x 3.25m into Recess)

Double glazed window to the rear, built in wardrobes and a radiator.

### **En Suite**

Shower cubicle, wc, wash hand basin, double glazed window to the rear and part tiling.

### **Bedroom 2**

12' 2" into Wardrobe x 10' 4" (3.71m into Wardrobe x 3.15m)

Bi-fold doors to the rear garden, radiator and built in wardrobes.

### **Bedroom 3**

8' 11" x 10' 5" (2.72m x 3.17m)

Double glazed window to the side and a radiator.

### **Bathroom**

Double glazed window to the side, wc, vanity wash hand basin, heated towel rail, bath and fully tiled.

## Outside

### Front Garden

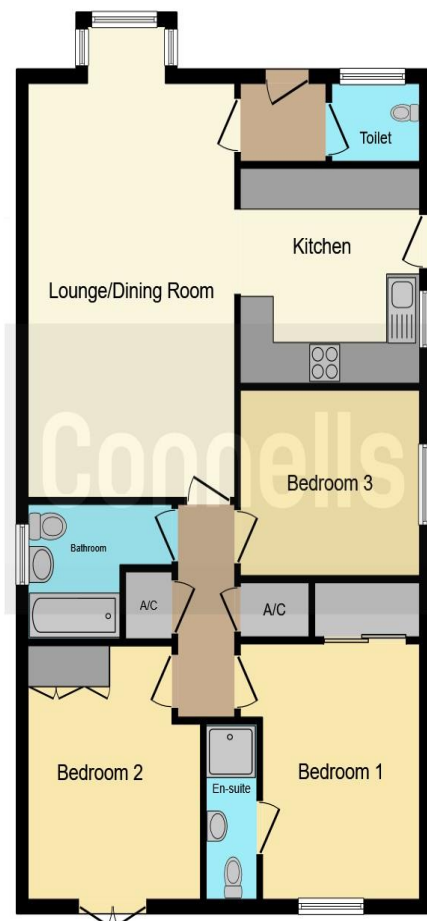
Driveway for 4 cars, electric charging port and a garage with up & over door, power and light.

### Rear Garden

Patio area, steps to the lawn area, trees, shrubs, hedging, side access and a shed.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: YOV313515 - 0008

Tenure:Freehold EPC Rating: D

Council Tax Band: D

**view this property online [connells.co.uk/Property/YOV313515](http://connells.co.uk/Property/YOV313515)**

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