



**The Mead, Ilchester, Yeovil, BA22 8NZ**



**welcome to**

## **The Mead, Ilchester, Yeovil**

A three bedroom family home, situated in the desirable village of Ilchester. The accommodation is well presented throughout boasting a wealth of space and natural light. Externally the property boasts driveway parking and extensive rear garden with outside office/outbuilding.



### Entrance

Double glazed door to the front, opening into:

### Entrance Hall

Stairs rising to the first floor with understairs storage cupboard. Laminate flooring. Radiator. Door opening into:

### Kitchen/ Diner

12' 1" x 9' 8" ( 3.68m x 2.95m )

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer. Space for free standing cooker and cooker hood over. Plumbing for washing machine. Space for fridge/freezer. Space for dining table and chairs. Radiator.

### Lounge

15' 7" x 9' 1" ( 4.75m x 2.77m )

Double glazed window to the rear. Feature wall mounted electric fire. Aerial point. Laminate flooring. Radiator. Double glazed door to the rear opening to the rear garden.

### First Floor Landing

Access to the loft space. Doors opening into the following rooms.

### Bedroom One

12' 2" x 9' 4" ( 3.71m x 2.84m )

Double glazed window to the front. Fitted wardrobe. Space for free standing furniture. Aerial point. Laminate flooring. Radiator.

### Bedroom Two

9' x 7' 6" ( 2.74m x 2.29m )

Double glazed window to the rear overlooking the garden. Space for free standing furniture. Aerial point. Radiator.

### Bedroom Three

9' 1" x 7' 9" ( 2.77m x 2.36m )

Double glazed window to the rear overlooking the garden. Space for free standing furniture. Aerial point. Radiator.

### Bathroom

Double glazed window to the front. Suite comprising enclosed corner bath with electric shower over. Wash hand basin inset to vanity unit. WC. Inset spotlights to the ceiling. Heated towel rail.

### Outbuilding

12' 9" x 6' 2" ( 3.89m x 1.88m )

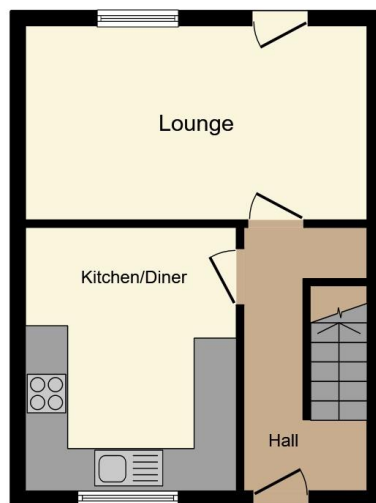
A perfect space for home working situated in the rear garden with double glazed French doors to the front. Double glazed window to the side. Power and lighting.

### Rear Garden

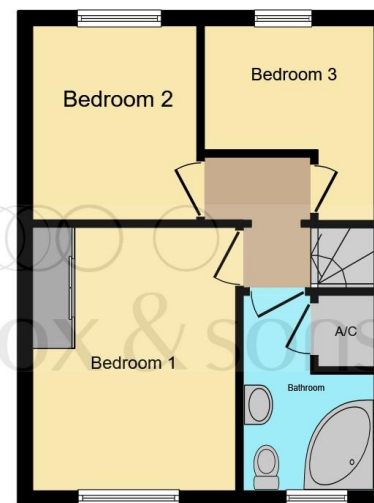
An extensive enclosed rear garden, laid mainly to lawn with a paved patio area abutting the property. There is also a raised decking area to the side providing a covered entertaining/seating area to enjoy the summer sunshine.

### Parking

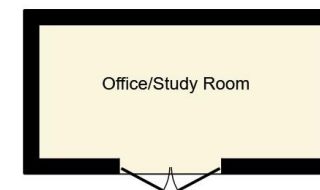
There is a driveway adjacent to the property, providing off road parking.



Ground Floor



First Floor



Outbuilding

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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## **The Mead, Ilchester Yeovil**

- Village Setting
- Extensive Rear Garden
- Three Bedrooms
- Driveway Parking
- Outbuilding with Power & Light

Tenure: Freehold EPC Rating: D

**£220,000**



Please note the marker reflects the postcode not the actual property

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