



**Taranto Hill, Ilchester, Yeovil, BA22 8JP**



**welcome to**

**Taranto Hill, Ilchester, Yeovil**

A two bedroom maisonette, with own private entrance, situated within the sought after village of Ilchester and close to many amenities. Offered for sale with no onward chain, the accommodation boasts a wealth of space and natural light throughout.



### Entrance

Stairs rising to the front entrance with double glazed door opening into:

### Entrance Hall

Access to the loft space. Radiator.

### Lounge

15' 9" x 11' ( 4.80m x 3.35m )

Double glazed window to the front. Feature fireplace. Aerial point. Radiator.

### Fitted Kitchen

11' x 8' 9" ( 3.35m x 2.67m )

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

### Bedroom One

15' 9" x 7' 3" ( 4.80m x 2.21m )

Two double glazed windows to the front. Built in wardrobe. Space for free standing furniture. Radiator.

### Bedroom Two

12' x 10' ( 3.66m x 3.05m )

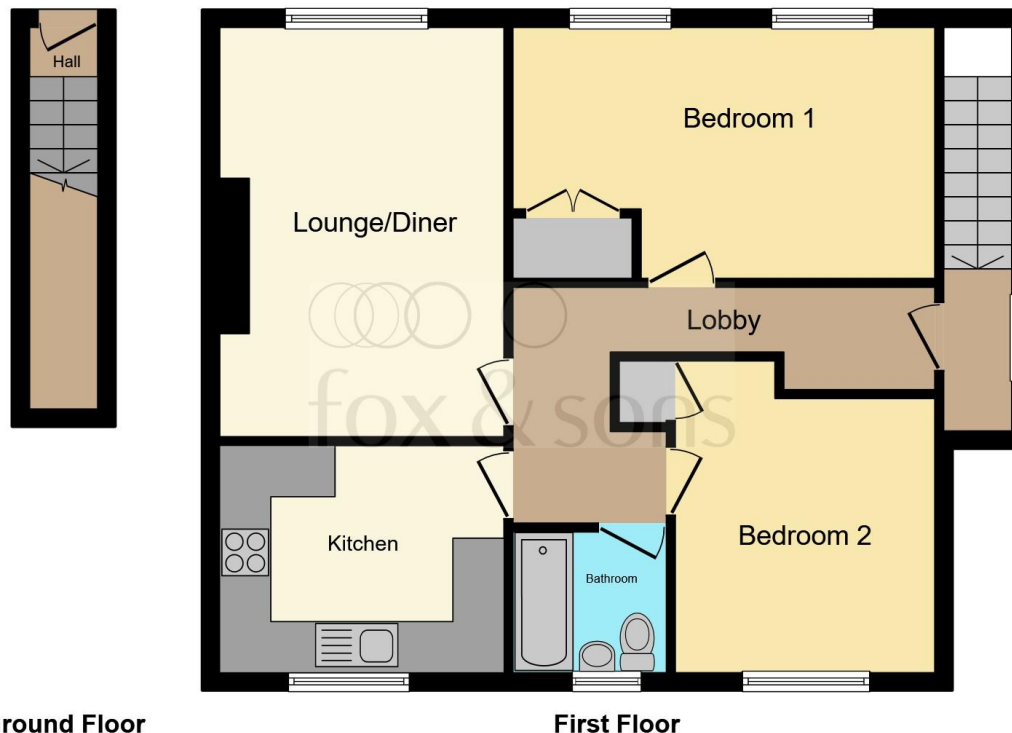
Double glazed window to the rear. Built in wardrobe. Space for free standing furniture. Radiator.

### Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with electric shower over. Wash hand basin. WC. Extractor fan. Towel radiator.

### Rear Garden

A fully enclosed rear garden laid to lawn.



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)



**view this property online** [fox-and-sons.co.uk/Property/YEO108265](http://fox-and-sons.co.uk/Property/YEO108265)



**welcome to**

## **Taranto Hill, Ilchester, Yeovil**

- Spacious Maisonette
- Two Double Bedrooms
- Own Private Entrance
- Enclosed Rear Garden
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1129.08

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/YEO108265](https://fox-and-sons.co.uk/Property/YEO108265)



Property Ref:  
YEO108265 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**fox & sons**



**01935 412100**



[Yeovil@fox-and-sons.co.uk](mailto:Yeovil@fox-and-sons.co.uk)



14 Princes Street, YEOVIL, Somerset, BA20 1EW



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**