









welcome to

Ilchester Road, YEOVIL

A four bedroom detached bungalow, offered for sale with no onward chain, situated within a desirable part of Yeovil & within close proximity to many amenities. The accommodation offers a wealth of space, versatility & natural light throughout & externally boasting garage, ample driveway parking













Entrance

Double glazed door to the front, with windows to either side, opening into:

Entrance Porch

Double glazed windows to the sides, with bench seating beneath. Door opening into:

Entrance Hall

Wall light points. Radiator.

Bedroom Two

12' 3" x 11' 7" (3.73m x 3.53m)

Double glazed window to the front. Space for free standing furniture. Radiator.

Lounge/ Bedroom Four

14' 11" x 11' 11" (4.55m x 3.63m)

Double glazed window to the front. Feature fireplace. Fitted shelving into the alcoves. Space for free standing furniture. Aerial point. Fibre internet connection point. Wall light points. Radiator.

Bedroom Three

11' 7" x 11' (3.53m x 3.35m)

Double glazed window to the side. A range of built in mirror fronted wardrobes with fitted cupboards above. Radiator.

Fitted Kitchen/Dining Room

18' 10" x 12' (5.74m x 3.66m)

A lovely light room with double glazed window to the side. A range of fitted wall, base and drawer units with solid wooden work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Integrated dishwasher and fridge. The dining area has a feature fireplace with bespoke fitted cupboards into the alcoves. Space for dining table and chairs. Airing cupboard housing gas boiler. Inset spotlights to the ceiling. Radiator. Door opening into:

Utility

12' x 9' 3" (3.66m x 2.82m)

Double glazed windows to the rear and side, overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Double glazed door to the rear, opening to the garden.

Study

11' 7" x 9' 3" (3.53m x 2.82m)

Double glazed window to the side. Stairs rising to the first floor. Radiator. Sliding patio doors to the rear, opening into:

Lounge/ Sun Room

15' 3" x 9' 3" (4.65m x 2.82m)

A lovely light and airy room with double glazed windows to the rear, overlooking the garden. Inset spotlights to the ceiling. Radiator. Double glazed patio doors to the rear, opening to the garden.

Bathroom

Borrowed light window to the rear. Suite comprising enclosed bath with shower over, wash hand basin and WC. Radiator.



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 lotalits 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 weer footbasener from





First Floor Landing

16' 6" x 13' 10" (5.03m x 4.22m)

beams. Radiator. Door opening into:

Bedroom One

and bidet. Radiator.

Power and light.

Front Garden

Rear Garden

En Suite

Garage

Sky light window. Storage cupboard. Door opening into:

Two sky light windows. A range of built in mirror fronted

wardrobes. Access to the loft space. Exposed ceiling

Sky light window. Suite comprising enclosed walk in

shower cubicle, wash hand basin inset to vanity unit, WC

A larger than average garage to the rear of the property

Access via a block paved driveway, providing ample off

to the garage and rear garden. Steps then rising to the

front entrance with raised shingle beds.

abutting the property and providing an ideal

road parking for approx six cars, turning area and leading

A good size enclosed rear garden with a paved patio area

seating/entertaining area to enjoy the summer sunshine.

The garden is laid mainly to lawn with a vast variety of

decorative plant, shrub and tree borders. Greenhouse.

with up and over door to the front and window to the rear.

welcome to

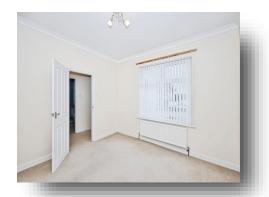
Ilchester Road, YEOVIL

- Detached Bungalow
- Four Bedrooms with En Suite to Master
- Spacious & Versatile Accommodation
- Garage & Ample Driveway Parking
- Good Size Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

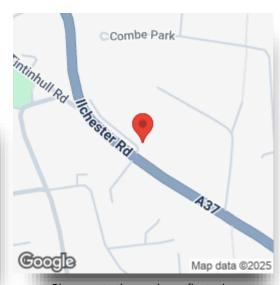
Council Tax Band: D

£400,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO108642



Property Ref: YEO108642 - 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.



01935 412100

fox-and-sons.co.uk



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



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.