



St Francis







St Francis Silver Street

Shepton Beauchamp, Ilminster, Somerset, TA19 0JZ

Ilminster 4 miles. South Petherton/A303 2 miles. Yeovil 9 miles.

A superb Detached 3 bedroom Bungalow that has recently been remodelled and totally modernised to a very high standard in the ever-popular Shepton Beauchamp. Ample Parking. No Onward Chain. EPC Band D.

- Elevate position, set back from the road
- Very spacious Entrance Hall
- Two ground floor Double Bedrooms & Bathroom
- First Floor Master Bedroom with En-Suite Shower Room
- Gardens to the front and rear with private rear patio, off road parking
- Feature Dual Aspect Sitting Room with vaulted ceiling
- Fabulous Shaker Style Kitchen with Island and fitted appliances
- Separate Cloakroom, Brand New Oil Fired Central Heating
- Brand new carpets and tiled floors throughout
- Freehold, Council Tax Band E

Guide Price £475,000

Stags Yeovil

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SITUATION

St Francis is situated on Silver Street just off the centre of the very popular village of Shepton Beauchamp. The village includes just over 300 homes and has excellent local facilities including a popular village pub, local shop with small café, parish Church, hairdressers and a small popular Primary School. There is an active local community of all ages, and the village hall serves the community well with many organised activities. The well know National Trust property Barrington Court is within a mile together with the wonderful Barrington Boar, local Gastro pub. South Petherton is only 2 miles away with access to the A303 and has a wonderful range of village facilities including a local hospital and late-night pharmacy. The larger Town of Ilminster is 4 miles to the south-west with its super range of facilities including independent shops, butchers, deli, bakeries, supermarket, and health centre. Here you can join the A358 for access to Taunton and Junction 25 of M5.

DESCRIPTION

St Francis was originally built in the 1950's of traditional construction and has recently undergone a huge transformation. The property has been completely remodelled inside to provide spacious and well laid out accommodation that has been beautifully finished to a very high standard. A buyer will have the benefit of a new roof, windows, electrics, kitchen, bathrooms, central heating system, boiler and oil tank have all been replaced together with brand new carpets and tiled floors throughout. St Francis is offered to the market with no onward chain and is ready for a buyer to move straight into.





ACCOMMODATION

A partly glazed composite front door opens into a spacious and welcoming hallway with useful storage cupboard. Stairs to first floor, step into the wonderfully spacious dual aspect kitchen/dining Room with tiled floor and lovely kitchen island complimented by shaker style units and wooden work surfaces, built-in electric oven, hob, extractor, fridge/freezer and dishwasher. Stainless steel sink with tiled splashbacks, down lights and door to small inner hall with door to outside and access to cloakroom with wc and wash hand basin. Opposite the kitchen there is a spacious dual aspect sitting room with impressive, vaulted ceiling and 2 Velux windows flooding the room with light. A sliding patio door gives access to a very private rear patio. On the ground floor and at the rear there are 2 double bedrooms, both dual aspect and a family bathroom which has been beautifully fitted out with bath, shower cubicle, vanity wash hand basin and wc. Stairs rise to the first floor with Velux window over the stairwell allowing natural light to flood in and into the master bedroom, a generous room with pleasant outlook, good size en-suite shower room including a large shower cubicle, wc and wash hand basin, Velux window and towel rail.

OUTSIDE

Outside the property sits in the middle of its plot with parking for 3 cars and steps rising to the front door, lawns to the front and rear with a paved path wrapping around the property. The oil tank and boiler are located to the rear of the property which is enclosed with close panel fencing.

SERVICES

Mains water, electricity and drainage with oil fired central heating.

Mobile Available : EE

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps

VIEWINGS

Strictly by appointment with the Vendor's selling Agents, Stags Yeovil Office.

Telephone 01935 475000.

DIRECTIONS

From Hayes End Roundabout on the A303 South Petherton take the exit passing the garage signposted Ilminster. Continue to the next roundabout and continue passing through Seavington St Michael and after 0.5 mile turn right to Shepton Beauchamp. As you drop down the lane and over the crossroads into the Village St Francis will be found on the left hand side identified by our For Sale Sign.

FLOOD RISK STATUS - none



