



130, Ilchester Road



# 130, Ilchester Road

, Yeovil, Somerset BA21 3BN

College and Hospital 0.5 miles. Town Centre 0.75 miles.

A beautifully presented and extended three/four bedroom detached family home set within generous gardens together with extensive off road parking and a detached garage/workshop. EPC Band D

- Popular Location - close by Hospital and College
- Three Reception Rooms
- Three/Four Double Bedrooms, One En Suite and Bathroom
- Large Private Garden
- Freehold
- Hallway and Cloakroom
- Kitchen/Dining Room and Laundry Room
- Extensive Parking
- Detached Garage
- Council Tax Band F

## Offers In Excess Of £500,000

### SITUATION

This well appointed family home is located within a popular residential area, located north of the town centre, set well back from the road behind mature hedges and is opposite to Tesco Express. Yeovil College and Hospital are all within walking distance as is the town centre, where an excellent range of shopping, recreational and scholastic facilities can be found and close to the railway station providing excellent rail links to both Exeter and London Waterloo..

### DESCRIPTION

130 Ilchester Road comprises a double fronted three/four bedroom detached house, built in 1928 and extended in the 1990's. It is constructed principally of brick exterior elevations with tiles hung to the two first floor bays and is also contained beneath a tiled roof. The property is offered in excellent decorative order throughout and provides well proportioned rooms with many original features including picture rails and some exposed floorboards. The property benefits from a full alarm system, uPVC double glazed windows and doors throughout, together with gas fired central heating. On the ground floor is a spacious hallway, cloakroom, delightful lounge, together with a spacious ground floor bedroom/study, which flows through to a garden room, with direct access into the rear garden. Making up the ground floor is a spacious kitchen/dining room and laundry room.

On the first floor is a light and airy landing, along with three double bedrooms, one with an en suite shower room together with a family bathroom. Outside can be found extensive off road parking and turning, together with a detached garage and private mature gardens.

Viewing is highly recommended.



## ACCOMMODATION

Recessed entrance porch with quarry tiled floor, with uPVC glazed door to the entrance hallway, with exposed pine floorboards, picture rail and staircase rising to the first floor. Cloakroom with low level WC and wash hand basin, together with panelling to dado and picture rail. Ground floor bedroom/study room with wooden fireplace with inset gas living flame fire on a marble hearth, bay window to front, exposed pine floorboards, picture rail and two wall light points. On the opposite side of the hallway is a spacious lounge with bay window to front, picture rail and laminate flooring, wood fireplace with inset electric fire on a marble hearth, column radiator and arched glazed french doors leading through to the garden room, with laminate flooring, uPVC glazed french doors to garden, column radiator and glazed french doors to the kitchen/dining room. The area is comprehensively fitted comprising; 1 1/4 bowl granite drainer with matching worktops and excellent range of floor and wall mounted cupboards and drawers, integrated fridge/freezer and dishwasher, tiled recess space for a range style cooker. Island unit/breakfast bar with three pendant wall lights over, wine rack, window overlooking the rear garden and attractive slate flooring which continues through to the dining room which has two windows to the side, a recessed fireplace with inset Villager log burner with wooden surround and over mantle, column radiator, glazed door returning to hallway and built in dresser unit. Glazed door to the laundry room with worktop, space under for washing machine, tumble dryer and fridge. Slate flooring, wall mounted Baxi condensing gas fired boiler, window to side with uPVC door to the rear.

Light and airy landing with windows to both front and rear, together with picture rail. Bedroom one with bay window to front, exposed painted floorboards and picture rail, Victorian cast iron fireplace and archway leading through to the en suite shower room, comprising shower cubicle, low level WC and pedestal wash hand basin, fully tiled floor and walls, heated towel rail/radiator and built in airing cupboard. Bedroom two with bay window to front, exposed painted floorboards, picture rail, cast iron fireplace and trap access to the roof void. Bedroom three with window to rear overlooking the garden with picture rail. Bathroom comprising pine panelled bath with shower attachment, low level WC and pedestal wash hand basin, part panelled walls, picture rail, heated towel rail, two wall lights and window to rear.

## OUTSIDE

The property is set well back from the main road with mature hedging, giving much privacy. A pair of wooden gates open onto a block paved driveway which leads to the front of the property where there is ample parking and turning, together with a continuation of the driveway leading past the house via a 5-bar timber gate. Leading to a detached garage which is constructed of brick and part rendered, colour washed and contained beneath a tiled roof. It is approached through double timber doors and is connected with alarm system, power and light, along with two windows and a personal door to the side.

To the front of the property is a raised terrace with steps leading to the front door. On the far side of the property is a gated pathway together with a cold water tap. The rear garden is spacious, well hedged and fenced giving much privacy. There is a large block paved sun terrace together with a gravelled area, adjoining decking ideal for outdoor entertaining. Steps lead up to a large lawned garden with a central firepit. There is a kitchen garden with raised vegetable beds together with a selection of fruit trees and a fine Silver Birch. Within the garden there is also a children's play area with a bark surface, along with well stocked flower and shrub borders.

## SERVICES

All mains services are connected.

Gas fired central heating.

Broadband Availability: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps (ofcom)

Mobile Availability: EE, Three, O2 and Vodafone (ofcom)

## VIEWINGS

Strictly by appointment through the vendor selling agent. Stags, Yeovil office, telephone 01935 475000.

## DIRECTIONS

From Hospital roundabout head north to College roundabout, taking the 2nd exit signed Ilchester and the A37. Continue through the two sets of traffic lights and just before Tesco Express the property will be found on the right hand side clearly identified by our For Sale board.

## FLOOD RISK STATUS

Very low to low risk (environmental agency)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1929 sq ft / 179.2 sq m  
Garage = 193 sq ft / 17.9 sq m  
Total = 2122 sq ft / 197.1 sq m  
For identification only - Not to scale

**First Floor**

**Ground Floor**

**Garage**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1163396