



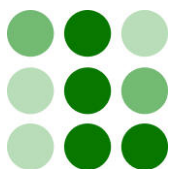
Ivel Gardens, Ilchester, Somerset, BA22 8QP

Guide Price £215,000  
FREEHOLD

This well presented three bedroom end of terrace house is situated in a tucked away position within the popular and well served village of Ilchester. The accommodation includes an entrance lobby, sitting room and a kitchen/dining room on the ground floor whilst on the first floor there are two double bedrooms, a single room and the family bathroom. Outside to the side and rear there is pleasant enclosed garden whilst located close by there is a carport with parking beneath.

 **LACEYS**  
**YEOVIL LTD**





8 Ivel Gardens, Ilchester, Somerset, BA22 8QP



- End Of Terrace
- Popular Village Location
- Three Bedrooms
- Mains Gas Central Heating
- Recently Installed Windows & Doors
- Kitchen/Dining Room
- Carport With Parking For Multiple Vehicles

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

## ACCOMMODATION

The **ACCOMMODATION** comprises:

### Entrance Lobby

Upon entering the property you are greeted with an entrance lobby which has a door opening to the sitting room and stairs providing access to the first floor landing.

### Sitting Room 3.98m x 3.91m (13'1" x 12'10")

A double glazed window overlooks the front of the property and there is a useful under stairs cupboard. There is a radiator, a decorative ceiling light fitting and a smoke alarm. A door opens to the kitchen.

### Kitchen/Dining Room 4.92m x 2.67m (16'2" x 8'9")

The kitchen has a sociable feel with ample space for a dining table and chairs. Fitted units include wall, base and pan drawers with work surfaces above and there is a built in electric oven. The inset gas hob has an extractor fan above and space is available for a washing machine, dishwasher and fridge/freezer. The stainless steel sink with mixer tap is conveniently situated under the rear facing double glazed window. There is a practical tiled floor, a radiator and the wall mounted combination boiler can be found in here. A double glazed door opens to the rear garden.

### Landing

Doors open to all three bedrooms and the family bathroom. There is a ceiling light point, a radiator and access is available to the loft.

### Bedroom One 3.45m x 2.74m (11'4" x 9'0")

A comfortable double bedroom with a radiator and a ceiling light point. A double glazed window overlooks the front of the property.

### Bedroom Two 3.05m x 2.40m (10'0" x 7'10")

The second bedroom is also a double room with a radiator and a ceiling light point. A double glazed window overlooks the rear of the property.

### Bedroom Three 2.43m x 2.02m (8'0" x 6'8")

A single room currently being used as a nursery. A double glazed window overlooks the rear of the property. There is a radiator and a ceiling light point.

### Bathroom

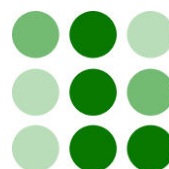
Fitted with a panel enclosed bath with mixer tap with rainfall style shower above and hand held attachment, a low level WC and a pedestal wash basin. There is an obscured front facing double glazed window, a heated towel rail and an extractor fan.

### Outside

The low maintenance garden extends to the side and rear with an attractive courtyard style area to the side which is laid to patio and an area of lawn with mature shrubs to the rear with a stepping stone pathway providing access to the back door with gated access. Gated access is also available from the side garden to the front. There is an outside tap and an outside lamp.

### Carport

The carport provides ample parking for 2-3 vehicles depending on size.



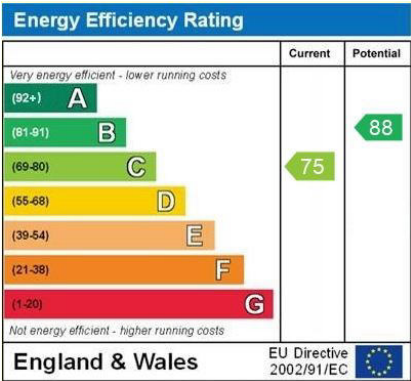
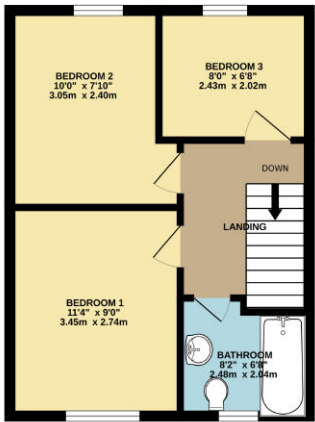
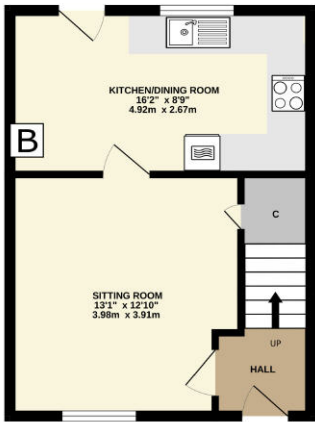


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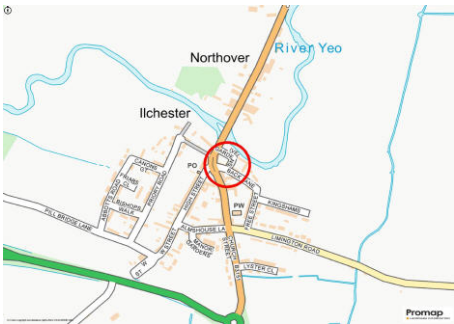
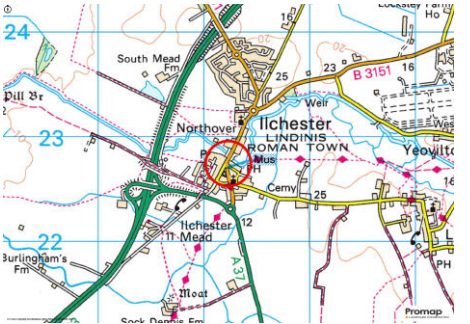


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans

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## Material Information

*In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.*

### Part A

- *Council Tax Band* - B
- *Asking Price* - Guide Price £215,000
- *Tenure* - Freehold

### Part B

- *Property Type* - End Of Terrace House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains-metered
- *Sewerage* - Mains
- *Heating* - Mains Gas- Combi boiler-kitchen
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Carport suitable for 2/3 vehicles.

### Part C

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchasers engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - To pay one-eleventh share of the cost and expense of maintaining repairing and renewing the said radio VHF and television aerials and satellite television dishes and ancillary apparatus and also the cost and expense of powering/running the said communal radio VHF television and satellite television system. To pay one-ninth share of the cost and expense of repairing maintaining and renewing the footpaths shown tinted orange and tinted purple on the plan and where necessary replacing the tree growing on the land tinted orange on the plan. No fences gates walls boundary markers or other contrivances resembling a fence shall be erected within the curtilage of any dwellinghouse in the area shown hatched black on the plan (if any) except where required by planning permission or already constructed by the seller. Not to use the property or any part thereof otherwise than as a single private dwellinghouse nor to use the property or any part thereof for any trade manufacture or business. Not to keep poultry or other livestock on the property other than usual domestic pets. Not to use the car parking spaces forming part of the property hereby transferred for any purpose other than for the parking of private motor cars. Not to erect any extension conservatory or addition onto the property nor to erect any shed or greenhouse on the property or any part thereof. Not to erect or permit to be erected any external television radio or other mast aerial or satellite dish on the exterior of the property or any part or parts thereof. Please note there are other restrictions - we would recommend checking these with your conveyancer.
- *Rights and Easements* - We are not aware of any significant material rights affecting the property however we recommend that you check these with your conveyancer.
- *Flood Risk* - River & Sea - Very Low Risk (Very low risk means that this area has a chance of flooding of less than 0.1% each year). Surface Water Risk- Medium Risk (medium risk means that this area has a chance of flooding of between 1% and 3.3% each year. Groundwater Risk- Flooding from groundwater is unlikely in this area. Reservoir Risk- There is a risk of flooding from Reservoirs in this area, reservoirs that can affect this area are Sutton Bingham.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - We are not aware of any planning permissions affecting the property however we recommend that you check with your conveyancer.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

*Energy Performance Certificate (EPC Rating )* - C

## Other Disclosures

We understand that the property is located in a conservation area.

Our sellers have not made us aware of any other significant disclosures.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the **14th October 2024**. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.