



## Property Location

At the heart of the South Somerset village of Ilchester which has several shops, cafes and pubs, plus primary school. Yeovil is just a 10-minute drive away with its many town amenities including District Hospital, cinema and theatre.

### 30 High Street, Ilchester, Somerset, BA22 8NH

Approximate Gross Internal Area = 84.6 sq m / 911 sq ft

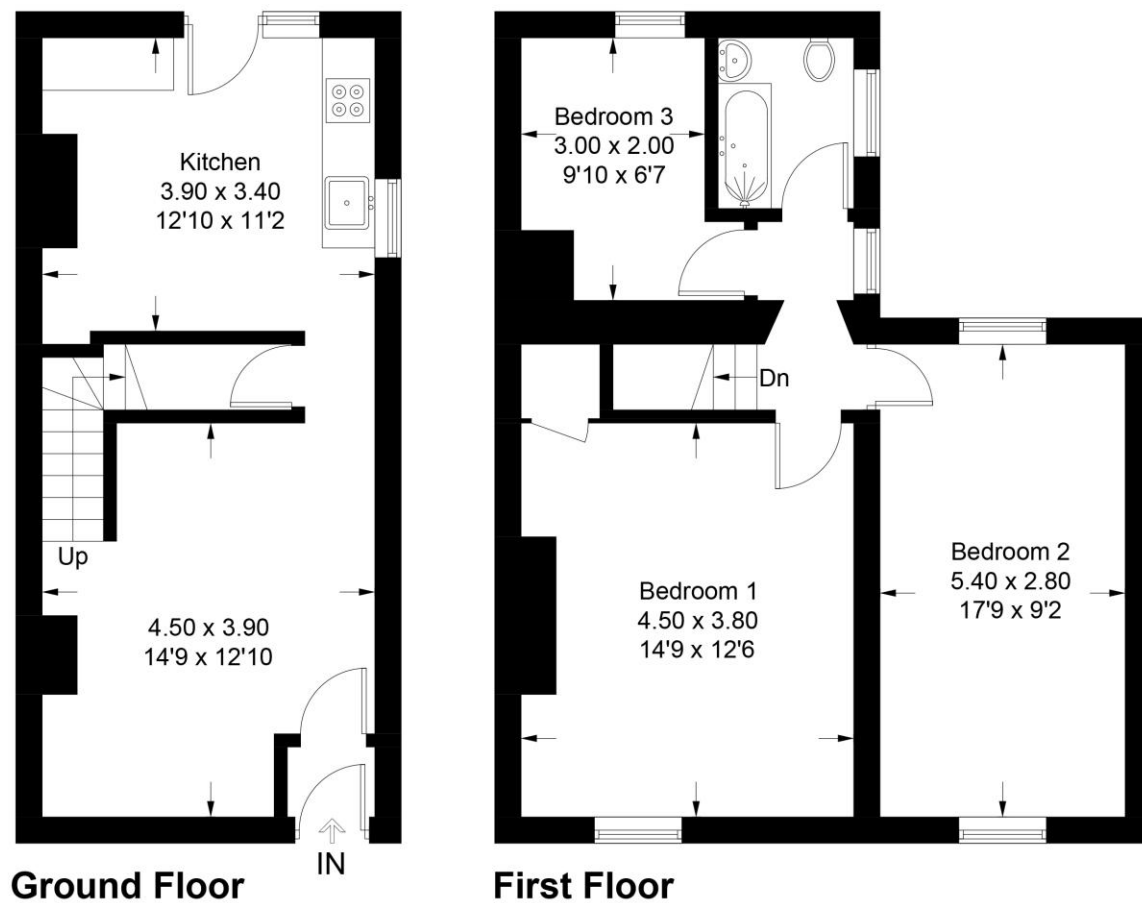


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120328)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## High Street, Ilchester

Offers In Region Of £225,000





30 High Street  
Somerset  
BA22 8NH

Key features:

- Woodburning Stove
- 3 Bedrooms
- Village Location
- Modern Kitchen
- Walking Distance to pubs and shops
- Period Features
- Unrestricted Parking
- Garden



Why you'll like it

Beautiful period property located at the heart of the historic South Somerset village of Ilchester. With open beams, wood-burner and tastefully presented throughout this property also benefits from a good-sized fully-enclosed garden to the rear and plenty of unrestricted on-road parking. The market town of Yeovil with its many amenities is a short 10 minute drive away.

**FRONT PORCH** The traditional wooden front door opens into a small porch area with secondary door then opening into the sitting room. This provides a useful space for coats and boots. Duck-egg coloured walls and coir mat flooring.

**SITTING ROOM** 14' 9" x 12' 9" (4.5m x 3.9m) The very comfortable sitting room is a huge plus point of this house, with wood-burning stove providing a cosy atmosphere and heating in the winter months and open beams overhead. Decor in shades of pale grey and duck-egg blue, with neutral coloured carpet. Double glazed window to the front and stairs rising to the first floor to the rear along with archway leading to the kitchen. A modern electric heater is also installed. There is a good-sized under-stair cupboard providing plenty of storage.

**KITCHEN-DINER** 12' 9" x 11' 1" (3.9m x 3.4m) Spacious country-style kitchen with plenty of room for dining table. There is a double glazed window to the side and door with window to the rear garden. A range of shaker-style kitchen units with wood-effect laminate work surface.

Appliance spaces for fridge-freezer, washing machine and dishwasher and integrated electric hob, oven and extractor fan. The decor is neutral with wood-effect laminate flooring. Electric heater.

**STAIRS AND LANDING** Stairs rise to the first floor landing. Neutral carpet and decor. Loft hatch and double glazed window to the side.

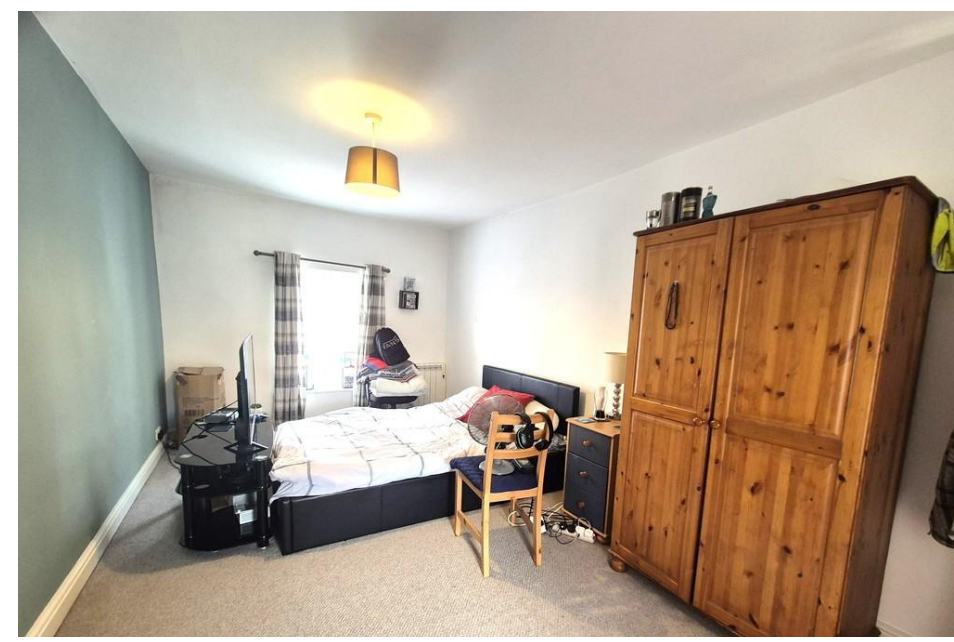
**BEDROOM ONE** 14' 9" x 12' 5" (4.5m x 3.8m) Large double bedroom with double glazed window to the front. Neutral carpet and decor. Fitted cupboards over the stairwell. Electric heater.

**BEDROOM TWO** 17' 8" x 9' 2" (5.4m x 2.8m) Large double bedroom with double glazed windows to the front and rear (note that this bedroom above the driveway to the rear of the property). Neutral carpet and decor with a darker teal coloured feature wall.. Electric heater.

**BEDROOM THREE** 9' 10" x 6' 6" (3m x 2m) Single bedroom with double glazed window to the rear. Neutral decor and carpet. Electric heater.

**BATHROOM** Modern and bright bathroom with double glazed window to the rear. White suite of WC, pedestal basin and bath with shower above. Neutral wall tiling and grey stone-effect tiled floor. Electric heated towel rail and extractor fan.

**GARDEN** The fully-enclosed garden to the rear has both patio and lawn areas, and benefits from the afternoon sun. There is a side gate and please note that the neighbouring property has right of access across the garden to their rear but we are informed that this is rarely used. An outside brick store-house provides good garden storage space.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

