



FOR SALE

Church Street, Shepton Beauchamp, Nr. Ilminster TA19 0LQ
Offers in the Region Of £300,000



ORCHARDS
ESTATES

This attractive fully refurbished three-bedroom semi-detached home offers well-arranged living accommodation throughout.

The ground floor features an inviting entrance hall leading to a bright living room, with double door leading to a separate dining room, and a fitted kitchen.

Upstairs, the landing provides access to three well-proportioned bedrooms and a family bathroom.

The property is positioned in a convenient location with good access to main road links and is offered on a freehold basis.

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LOCATION

Shepton Beauchamp is a favoured village situated about four miles east of Ilminster, surrounded by open farmland with a good range of local amenities which include a Café/ village store, Primary School, Public House and Parish Church.

There is also a recreation ground in the village. Ilminster is within easy reach and offers a wider range of shopping facilities and amenities.

Ilminster 4 miles, South Petherton 3, Yeovil 12, Taunton 15 miles.

Approach

Set back from the road, the property features a low-maintenance walled front garden laid down to golden chippings. A main path leads to the front door, with a side path providing access to the side entrance and rear garden.

Ground Floor

Step Inside

Entering through the UPVC front door, you are welcomed into a bright **hallway** featuring wood-effect laminate flooring (fitted throughout the ground floor), a radiator, understairs storage, and stairs leading to the first floor.

From here, doors open into the main living spaces.

Living Room – A spacious front-aspect room with a feature sealed fireplace, radiator, and double doors leading to the dining room.

Dining Room – Overlooking the rear garden, this room includes a radiator and access to the kitchen.

Kitchen – Offering a rear-aspect window and a side door to the garden and side passage, the kitchen is fitted with a range of wall and floor units, with space for a washing machine and

fridge-freezer, and a door returning to the hallway.

First Floor

Come Upstairs

Ascending the newly carpeted stairs, you reach a bright landing featuring a side-aspect window, an airing cupboard, and loft access.

From here, doors lead to the family bathroom and all three bedrooms.

Family Bathroom – With rear and side-aspect windows, the bathroom includes a bath with overhead shower, a hand basin with vanity storage, a WC, and a heated towel rail. Finished with practical vinyl flooring.

Bedroom 1 – The largest bedroom, offering a generous layout with a front-aspect window and radiator.

Bedroom 2 – A well-proportioned second bedroom with a rear-aspect window and radiator.

Bedroom 3 – A smaller room ideal as a single bedroom or study, featuring a front-aspect window and radiator. The top floor is fully carpeted throughout, except for the vinyl-floored bathroom.

Rear Garden

The property enjoys a private, fully enclosed rear garden, attractively finished with golden chippings for low-maintenance living. A patio area provides the perfect spot for outdoor dining or relaxing with a cuppa on sunny days. The garden also benefits from a useful brick-built outbuilding, ideal for additional storage.

Material Information

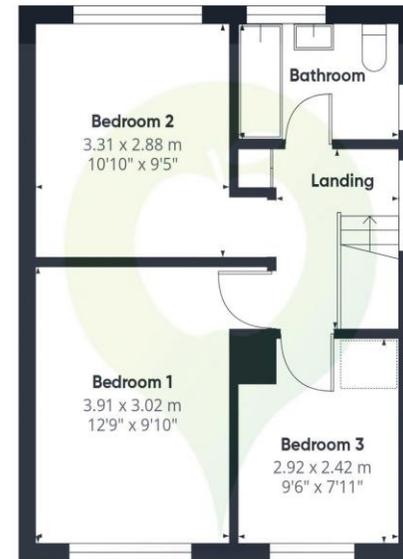
- Freehold Property built between 1950 and 1966
- Council Tax Band - C
- EPC - D
- Fireplace - Currently sealed in the living room
- Parking – On street in local area
- Services - Mains electric, water and drainage
- Heating - Electric storage heaters



- Water heated through the tank which is in the airing cupboard on the landing next to the bathroom.
- Water stopcock - Located in living room next to fireplace
- Loft - Loft ladder, with lighting and boarded out
- Flood Zone 1 - Low risk of flooding from rivers and sea
- Broadband - Ultrafast 1800 mbps available



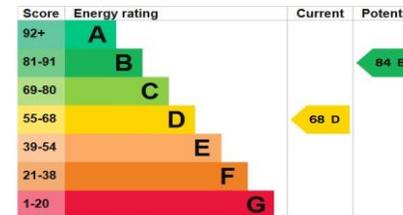
Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



The graph shows this property's current and potential energy rating.



Approximate total area⁽¹⁾
81.3 m²
875 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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