

20 Ivel Gardens

Ilchester, BA22 8QP

George James PROPERTIES

EST. 2014

20 Ivel Garden

Ilchester, BA22 8QP

Guide Price - £215,000
Tenure – Freehold
Local Authority – Somerset Council

Summary
A tidy end of terrace house offering comfortable accommodation including entrance hall, sitting room and kitchen/dining room. To the first floor there are three bedrooms and bathroom. Outside there is a South West facing garden with garden shed and side pedestrian gate. A nearby car port offers off road parking for two vehicles.

Amenities
The popular village of Ilchester offers a full range of amenities within easy walking distance These include a petrol station, local shop, pubs and restaurants, church and primary school. A more comprehensive selection of amenities can be found in Yeovil approximately 5 miles to the south.

Services
Mains water, drainage, gas and electricity are all connected. Council tax band B. Gas fired central heating to radiators.

Entrance Hall
Entrance door leads to the entrance hall with stairs to the first floor.

Sitting Room *12' 9'' x 13' 0'' (3.88m x 3.95m)*
With window to the front, radiator and understairs storage cupboard.

Kitchen/Dining Room *16' 0'' x 8' 10'' (4.88m x 2.70m)*
With window to the rear and part glazed door to the rear garden. Range of base and wall mounted units, sink unit and built in electric oven, hob and extractor hood. Radiator. Wall mounted gas combination boiler.

Landing

Bedroom 1 *11' 7'' x 9' 2'' (3.54m x 2.79m)*
With window to the front and radiator.

Bedroom 2 *10' 2'' x 7' 9'' (3.10m x 2.35m)*
With window to the rear and radiator.

Bedroom 3 *7' 10'' x 6' 4'' (2.38m x 1.93m)*
With window to the rear and radiator.







Bathroom *8' 2'' x 328' 1'' (2.50m x 100m)*
With window to the front, low level WC, wash hand basin and panelled bath with mains shower over. Radiator.

Outside
The front garden is laid to lawn with path leading to the front door. A further path leads to the side of the house with gate to the rear garden. The rear garden is South West facing with patio area, lawn and timber garden shed.

Carport
A carport is located nearby within a block. The carport provides off road parking for two vehicles.

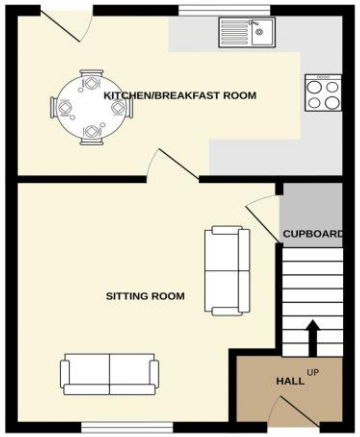
Agents Note
To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.



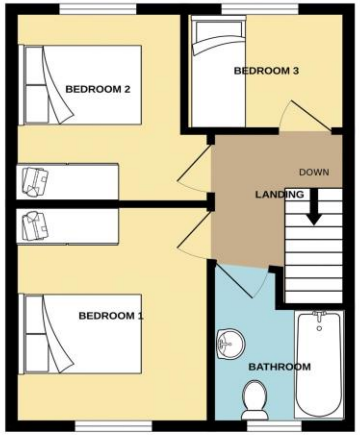


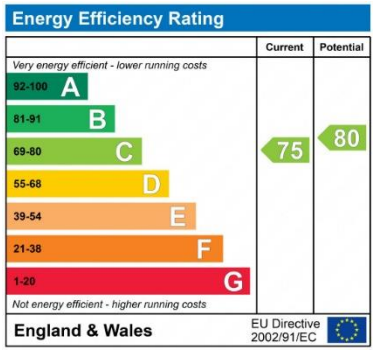



GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.









TOTAL FLOOR AREA : 699 sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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The Property Ombudsman

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