



**FOR SALE**

Church Street, Shepton Beauchamp, Nr. Ilminster TA19 0LQ  
£320,000



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.

£320,000



## 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



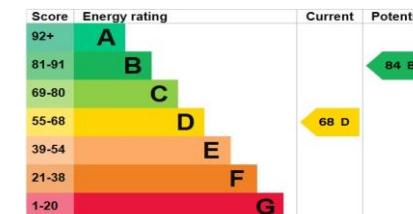
Approximate total area<sup>(1)</sup>

81.3 m<sup>2</sup>

875 ft<sup>2</sup>



Floor 1 Building 2



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

(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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