



**The Nook, Seavington, Ilminster TA19 0QE**



**welcome to**

**The Nook, Seavington, Ilminster**

A wonderful opportunity to buy this character-filled property, situated in a peaceful part of Ilminster. Ideal for first-time buyers, those looking to downsize, or investors, this home blends original features with modern fittings and offers flexible living space, including a versatile loft room.



## Lounge / Dining Room

Enter through the front door into this spacious, dual-aspect room, designed to accommodate both living and dining areas comfortably. A double-glazed bay window to the front floods the space with natural light. The standout feature is the character fireplace with a log burner, featuring an exposed wooden beam mantelpiece and attractive stone surround - perfect for cosy evenings. The room has wooden flooring and includes a large storage cupboard, with plenty of space for sofas and a dining table.

## Kitchen

A bright and practical kitchen fitted with matching top and bottom units, offering ample worktop space and storage. It features a sink and drainer with tiled splashbacks throughout, a tiled floor, and modern spotlights. There are designated spaces for appliances including a dishwasher, fridge/freezer, and an oven with hob and cooker hood over. Natural light comes from a double-glazed skylight, a double-glazed window to the rear, and double-glazed patio doors that open directly out to the garden.

## Downstairs Bathroom

A modern, well-appointed room with tiled flooring and tiled splashbacks. It is fitted with a shower cubicle, WC, and hand basin, and benefits from plenty of storage space - an excellent convenience for everyday use or guests.

## Landing

Carpeted throughout, with a double-glazed window to the rear and access to the loft space.

## Bedroom One

A large double bedroom situated to the front of the property, carpeted with a radiator and a double-glazed window. It offers plenty of storage and benefits from a private en-suite shower room.

## En-Suite

Modern and neatly fitted with a WC, hand basin, and partly tiled walls, plus additional storage space.

## Bedroom Two

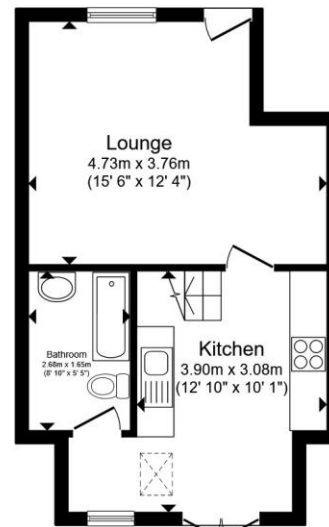
A good-sized double bedroom to the rear, carpeted with a radiator and a double-glazed window overlooking the garden.

## Second Floor / Loft Room

Accessed via a built-in ladder from the landing, this bright room features a double-glazed side window and a double-glazed skylight. Currently ideal for storage, it offers fantastic potential to be developed into a third bedroom, home office, or hobby room (subject to permissions).

## Outside

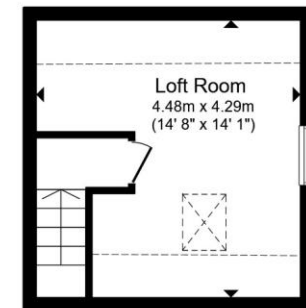
The enclosed rear garden is well-landscaped and designed for easy maintenance, providing a manageable yet attractive outdoor space. It includes a useful shed at the back for additional storage.



Ground Floor



First Floor



Second Floor

Total floor area 85.6 m<sup>2</sup> (921 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
fox & sons



**view this property online** [fox-and-sons.co.uk/Property/CRK106696](http://fox-and-sons.co.uk/Property/CRK106696)



welcome to

## The Nook, Seavington, Ilminster

- 2 Bedroom
- character-filled property
- Enclosed Garden
- Village location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £255,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/CRK106696](https://fox-and-sons.co.uk/Property/CRK106696)



Property Ref:  
CRK106696 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,  
TA18 7LE



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)