



Aspen Grove, Ilchester, Yeovil, BA22 8ZG

welcome to

Aspen Grove, Ilchester Yeovil

A modern three bedroom detached family home, situated within the up and coming Broadsword Park Development on Ilchester and within close proximity to many local amenities. The accommodation is presented in excellent decorative order throughout & boasts a wealth of space and natural light.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor. Radiator. Door opening into:

Downstairs Cloakroom

Suite comprising wash hand basin with tiled splashback and WC. Radiator.

Lounge

18' 2" x 11' 3" (5.54m x 3.43m)

A lovely light room with double glazed windows to the front and side. Double glazed double glazed French doors to the rear, opening to the garden. Aerial point. Radiator.

Fitted Kitchen/ Dining Room

18' 2" x 9' 3" (5.54m x 2.82m)

Double glazed windows to the front, rear and side. A range of fitted wall, base and drawer units with work surface over. Inset single bowl sink with mixer tap. Integrated electric hob with cooker hood over. Integrated eye level double oven. Further integrated appliances to include dishwasher and fridge/freezer. Radiator. Door opening into:

Utility Room

Double glazed door to the rear opening to the garden. Fitted base unit with work surface over and wall mounted central heating boiler above. Plumbing for washing machine. Understairs storage cupboard, Radiator.

First Floor Landing

Double glazed window to the rear. Access to the loft space. Radiator.

Bedroom One

12' 5" x 10' 3" (3.78m x 3.12m)

Double glazed window to the front. Space for free standing furniture. Aerial point Radiator,. Door opening into:

En Suite

Double glazed window to the front. Suite comprising enclosed shower cubicle, wash hand basin inset to vanity unit and WC. Towel radiator.

Bedroom Two

12' 4" x 9' (3.76m x 2.74m)

Double glazed window to the front. Space for free standing furniture. Radiator.

Bedroom Three

9' 3" x 9' 1" (2.82m x 2.77m)

Double glazed window to the rear overlooking the garden. Radiator.

Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower over, Wash hand basin. WC. Radiator.

Garage

Up and over door to the front. Power and light.

Front Garden

Access via a tarmac driveway leading to the garage and providing off road parking for two cars. Gated side access leading to the rear garden.

Rear Garden

A good size enclosed garden, laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine with awning. To the side of the property is a garden shed and lovely outside seating/entertaining area, perfect for alfresco dining.



Ground Floor



First Floor

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.focalagent.com



view this property online fox-and-sons.co.uk/Property/YEO107860



welcome to

Aspen Grove, Ilchester Yeovil

- Modern Detached Family Home
- Three Bedrooms
- Spacious & Well Presented Accommodation
- Garage & Driveway Parking
- Good Size Enclosed Garden

Tenure: Freehold EPC Rating: B

£375,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/YEO107860



Property Ref:
YEO107860 - 0003

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



01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



fox-and-sons.co.uk