





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

**welcome to**

## **The Nook, Seavington Ilminster**

- Front of The Property Repointed with Lime Mortar
- Roof Refurbished with New Felt and Battens
- 2 Bedroom
- character-filled property
- Enclosed Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£240,000**

### **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-

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