



TO LET

Church Street, Shepton Beauchamp, Nr Ilminster, TA19 0LQ

Monthly Rental Of £1,250



ORCHARDS
ESTATES

This beautifully refurbished three-bedroom semi-detached home is presented in excellent condition throughout and offers a fantastic opportunity for someone seeking a rental property in the beautiful village of Shepton Beauchamp.

Having undergone a comprehensive programme of modernisation, the home combines stylish finishes with practical living space.

The accommodation briefly comprises an inviting entrance hall, a bright and comfortable living room, a separate dining room accessed via double doors, and a fitted kitchen.

To the first floor are three well-proportioned bedrooms and a modern family bathroom, all finished to a high standard.

Conveniently located with excellent access to major road links and local amenities.

Monthly Rental Of £1,250



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 (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

Ascending the newly carpeted stairs, you reach a bright landing featuring a side-aspect window, an airing cupboard.

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 road parking in 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
- Flood Zone 1 - Low risk of flooding from rivers and sea (Source Gov.co.uk)
- Broadband-Ultrafast 1800 mbps available (Source Offcom)

Additional Information

*** PLEASE NOTE *** The video tour shows the property unfurnished. Some images have been virtually staged for illustrative purposes. Furniture and décor shown in the images are digitally added and may not represent the current condition of the property."

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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



01460 477977 or 01935 277977

www.orchardsestates.com



Orchards Estates, 11 North Street Workshops, Stoke sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.