

Towers Wills

Town & Country

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3, Ash Mead, Ilchester, Yeovil, Somerset BA22 8GT **£300,000**

Towers Wills are delighted to bring to market this modern three bedroom detached family home, situated in the popular village of Ilchester. Constructed in 2023, the property is well presented throughout and benefits from driveway parking, a generous rear garden, three bedrooms with master en-suite, family bathroom, dual aspect lounge and kitchen/diner, downstairs WC and separate utility room. The property is offered for sale with no onward chain, making it an ideal family home, first-time purchase or investment opportunity.

Accommodation:

Entrance Hall

Double glazed door to the front, radiator and doors leading to principal rooms.

Downstairs WC

Comprising WC, wash hand basin, radiator and extractor fan.

Lounge – 5.82m x 3.13m

A dual aspect living room with double glazed window to the front, double glazed French doors opening onto the rear garden and two radiators.

Kitchen/Diner – 5.62m x 2.70m

Dual aspect with double glazed windows to the front and rear and two radiators. Fitted with a range of wall and base units, one bowl stainless steel sink drainer, integrated gas hob with extractor over, integrated electric oven, space for dishwasher and space for fridge freezer.

Utility Room – 2.49m max x 2.03m max

Housing the gas combi boiler, radiator, space for washing machine, useful under-stairs storage cupboard and double glazed door providing access to the rear garden.

First Floor Landing

Radiator, double glazed window to the rear and loft hatch.

Bedroom One – 3.38m plus door recess x 3.17m max

Double glazed window to the front and radiator.

En-Suite

Double glazed window to the front and comprising shower cubicle, WC, wash hand basin, radiator and extractor fan.

Bedroom Two – 2.76m x 3.16m plus door recess

Double glazed window to the front and radiator.

Bedroom Three – 2.78m x 2.76m

Double glazed window to the rear and radiator.

Family Bathroom

Double glazed window to the rear, bath with mixer tap shower over, WC, wash hand basin, radiator and extractor fan.

Outside:

To the front, the property is largely laid to gravel with a hedge boundary and driveway providing ample off-road parking to the side.

The rear garden is mainly laid to lawn with a patio seating area, side gated access, outside tap and wooden shed.

Key Features

- Detached
- Popular Village Location
- Three Bedrooms
- Master En-suite
- Driveway Parking
- Rear Garden
- NO ONWARD CHAIN

Contact Us

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Energy Efficiency

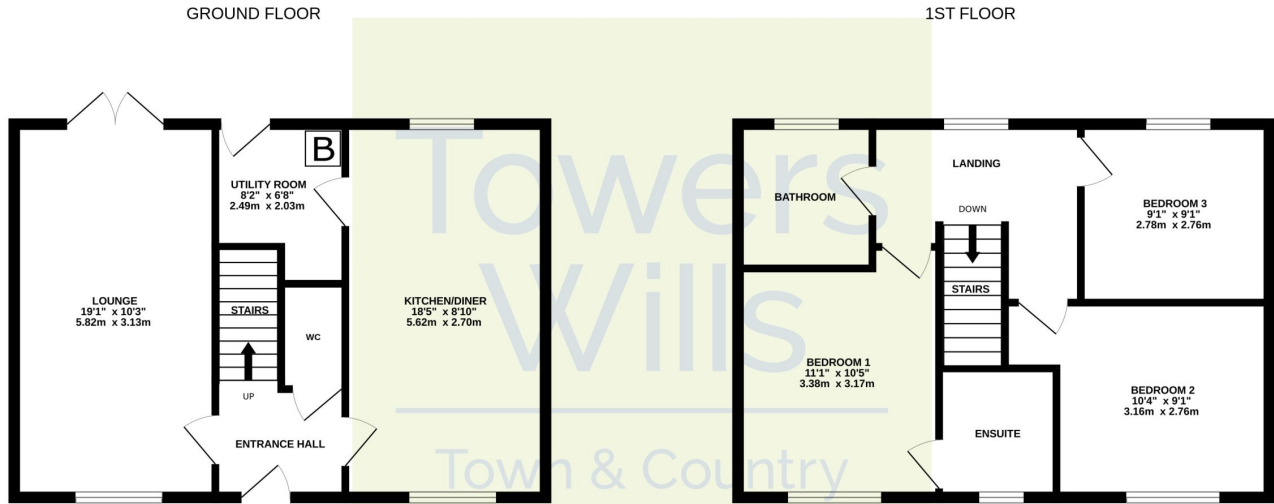
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This attractive modern home is located in a highly sought-after village setting with excellent access to local amenities and transport links.

Early viewing is strongly advised—contact Towers Wills today to arrange your appointment.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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