

1 Church Street

Shepton Beauchamp, Ilminster, Somerset

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Shepton Beauchamp
Ilminster
Somerset TA19 0LQ

Offered for sale with no onward chain, and perfect as a first or second time buy, this budget-friendly family-size home is located right in the heart of the attractive village centre, close to local amenities.

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- Semi-detached house in the heart of this popular village
- Handy for village amenities
- Ideal first or second time buy
- Three good size bedrooms
- Private rear garden
- Offered for sale with no onward chain

Guide Price £250,000
Freehold

Ilminster Sales
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THE PROPERTY
Offered for sale with no onward chain, this is a great opportunity to get into this sought-after village at an affordable price point. Offering well-proportioned rooms, it's ideal for a young family or those downsizing from a larger property who want to be within a short walk of the village facilities and part of a pretty street scene near to the parish church.

ACCOMMODATION
The spacious entrance hall provides a practical welcome, with plenty of room for coats and storage, together with a useful cupboard beneath the stairs. It connects conveniently with both the reception rooms and kitchen, creating a natural flow through the ground floor.

The generous sitting room retains its original tiled open fireplace, which is currently not in use but could offer the potential for the installation of a woodburning stove, subject to requirements. Double doors lead through to the separate dining room, allowing natural light to flow between the two rooms from the morning to the afternoon. Overlooking the rear garden, the large window also offers scope for the installation of French doors or, alternatively, there may be potential to open the dining room through to the adjoining kitchen, subject to any necessary consents.

The kitchen enjoys a pleasant outlook over the rear garden and has a useful external door leading to the side pathway. It is fitted with a range of modern white units, incorporating a built-in electric hob and under-counter oven, together with space for a fridge freezer and washing machine.

Wood-effect flooring continues throughout the ground floor, while the staircase, landing and first floor bedrooms have been freshly carpeted. A built-in cupboard on the landing houses the hot water cylinder, and the light and bright family bathroom is fitted with a modern white suite. This includes a bath with glass shower screen and Triton shower over, complemented by easy-maintenance marble-effect wall panelling, together with a vanity wash hand basin with useful storage beneath and a WC.

Further benefits include double glazing and modern Dimplex Quantum electric heating.

OUTSIDE
To the front is a gravelled front garden bordered by a low stone wall. A side path and gateway leads through to the rear garden, where there is a useful outside store. At the rear of the house is a good size paved patio, whilst the rest of the garden is laid to gravel for ease of maintenance. However, it's a good size and has potential to be changed to lawn if that would suit you better. It is fully enclosed making it safe for younger members of the family, and enjoys a surprisingly good level of privacy despite being right in the heart of the village.

SITUATION
Shepton Beauchamp is a good size village of just over 300 properties with a good sense of community and various events throughout the year. It has some lovely local facilities including village café with small shop, popular village pub, parish church, and small primary school. There is also a recreation ground. The village is located within a mile of Barrington, with its well-known National Trust property Barrington Court and has a multitude of local footpaths across the countryside. The pretty market town of Ilminster lies approximately 4 miles to the south-west with its super range of facilities independent shops, supermarket and health centre. Likewise, South Petherton lies within c.2 miles to the east. Shepton Beauchamp itself enjoys a peaceful position away from main roads, but still within easy driving distance of the A303 and A358.

DIRECTIONS
What3words/////bubble.campsites.plot

SERVICES
Mains electricity, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for more information.

MATERIAL INFORMATION
Somerset Council 0300 123 2224

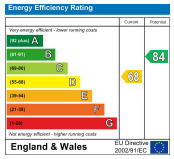
Council Tax Band C

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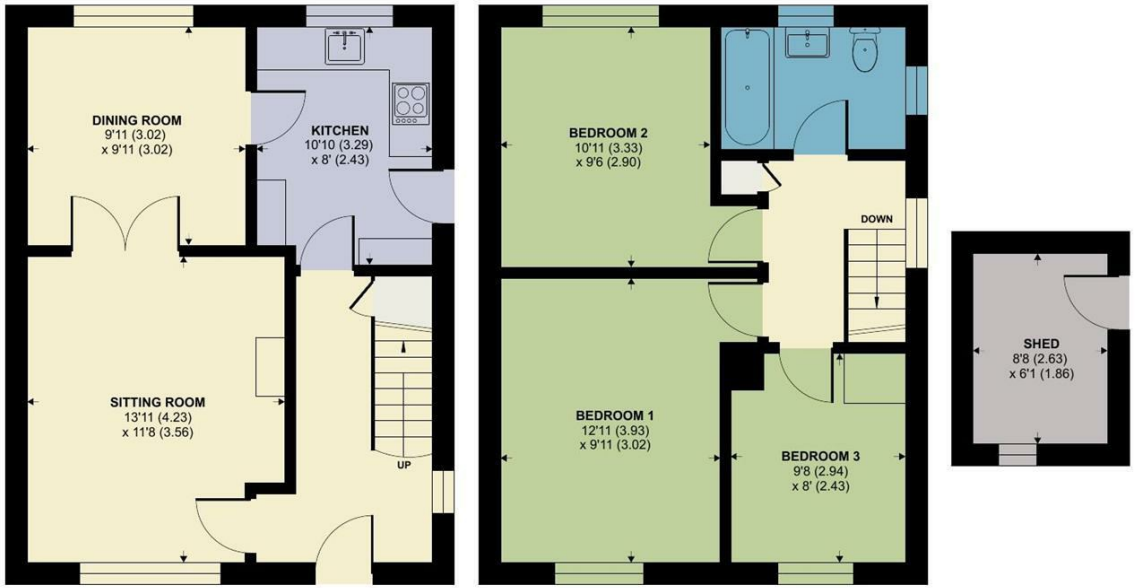






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Approximate Area = 892 sq ft / 82.8 sq m
Outbuilding = 53 sq ft / 4.9 sq m
Total = 945 sq ft / 87.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1542976





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