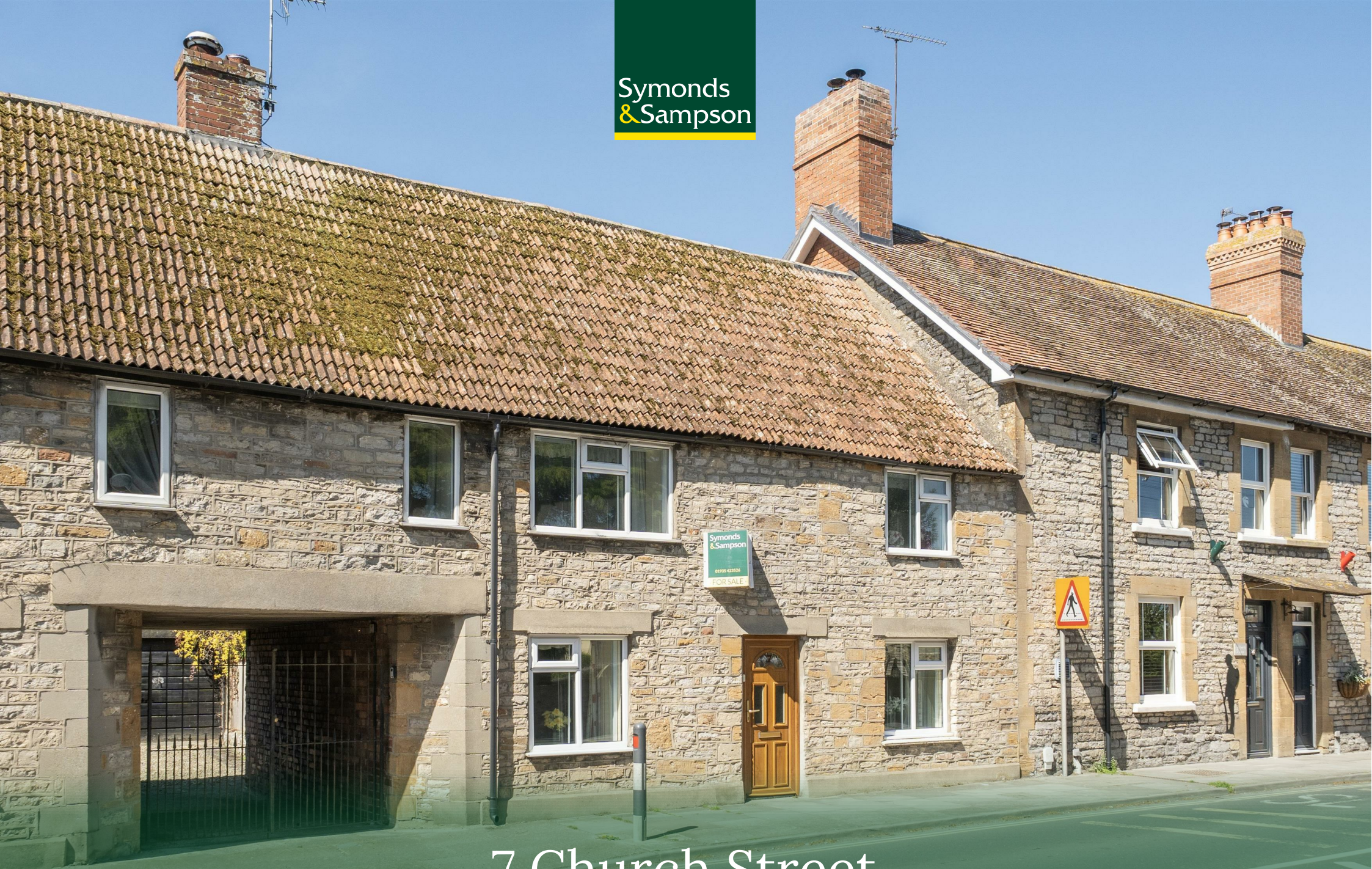


Symonds
& Sampson



7 Church Street

Ilchester, Yeovil, Somerset

7 Church Street

Ilchester
Yeovil
Somerset
BA22 8LW



- Period Property
- Village Location
- Requires Modernisation
- Garage & Parking
- No Onward Chain

Guide Price **£195,000**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A mid terraced property requiring complete modernisation and lying in the heart of this popular Somerset village, benefitting from UPVC double glazing, gas central heating and being sold with no onward chain.

ACCOMMODATION

A UPVC double-glazed entrance door leads to the reception hall with a staircase rising to the first floor.

The sitting room is dual aspect, having a hamstone fireplace whilst the dining room overlooks the front of the property. The kitchen is at the rear having a range of units with timber effect worktops, cream doors and stainless steel door furniture. There is a range of base units with drawers and cupboards under, wall cupboards, a gas point and plumbing for an automatic washing machine. There is also an understair storage cupboard, larder and a door to the rear garden.

On the first floor is a landing, with an airing cupboard housing the gas boiler, three bedrooms and a shower room with a white suite.

OUTSIDE

There access via a metal gate which leads to parking for one small vehicle, and in turn to a garage with an up-and-over door. There are good-sized lawned gardens with raised beds,, a patio and a side gate.

SITUATION

Lying in the heart of this popular village, where a good range of day-to-day facilities can be found, including a hotel and restaurant. For a greater selection, Yeovil is within 5 miles,

where a selection of shopping, recreational and scholastic facilities can be found, along with a mainline rail link to Exeter and London Waterloo. The property is also well placed, being within 1.5 miles of the A303, giving easy access to Exeter, Bristol and Bath in under an hour's drive.

DIRECTIONS

What 3 words: ///delivers.crafts.path

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

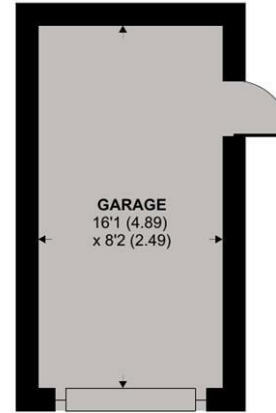
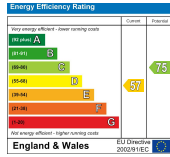
Council Tax Band: B

Flood Risk: Very Low

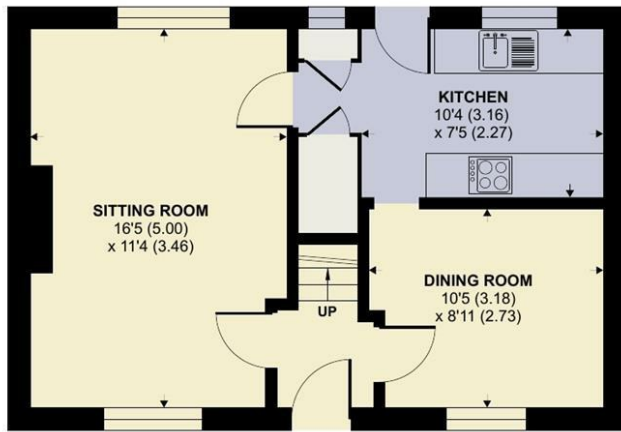


Church Street, Ilchester, Yeovil

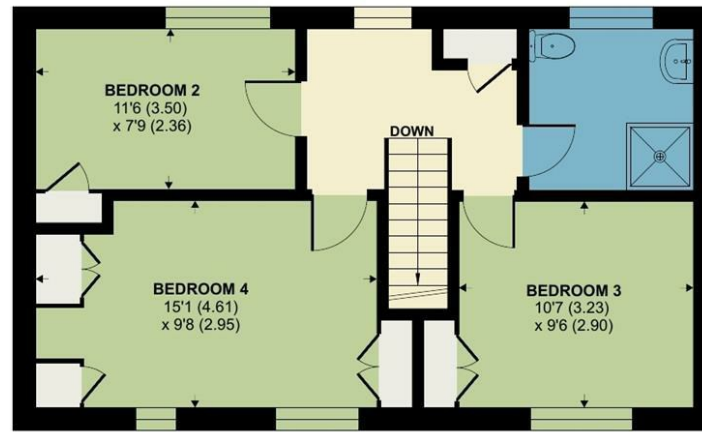
Approximate Area = 910 sq ft / 84.5 sq m
 Garage = 131 sq ft / 12.1 sq m
 Total = 1041 sq ft / 96.6 sq m
 For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



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: 1449923



YEO/RES/27.04.2026



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