



Great Orchard, Ilchester, Yeovil, BA22 8NF

welcome to

Great Orchard, Ilchester Yeovil

A three bedroom family home, situated within the desirable village of Ilchester and close to many local amenities. The accommodation is well presented throughout and offers a wealth of space and natural light. Externally boasting enclosed gardens and driveway parking.



Entrance

Double glazed door to the front, opening into:

Entrance Hall

Double glazed window to the side. Stairs rising to the first floor. Radiator.

Lounge/ Diner

19' max x 14' 1" max (5.79m max x 4.29m max)

A lovely light and spacious room with double glazed windows to the front and rear. Feature fireplace with stone surround. Aerial point. Space for dining table and chairs. Two radiators.

Fitted Kitchen

10' x 9' 8" (3.05m x 2.95m)

Double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. One and a half bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with cooker hood over. Plumbing for washing machine. Space for under counter fridge and freezer. Storage cupboard. Radiator. Double glazed door to the rear, opening to the garden.

First Floor Landing

Access to the loft space. Radiator.

Bedroom One

14' 8" max x 8' 11" max (4.47m max x 2.72m max)

Double glazed window to the rear overlooking the garden. Built in wardrobe. Space for free standing furniture. Radiator.

Bedroom Two

10' 5" max x 10' 2" max (3.17m max x 3.10m max)

Double glazed window to the front. Space for free standing furniture. Radiator.

Bedroom Three

10' 1" max x 6' 10" max (3.07m max x 2.08m max)

Double glazed window to the front. Radiator.

Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with shower over, wash hand basin and WC.

Front Garden

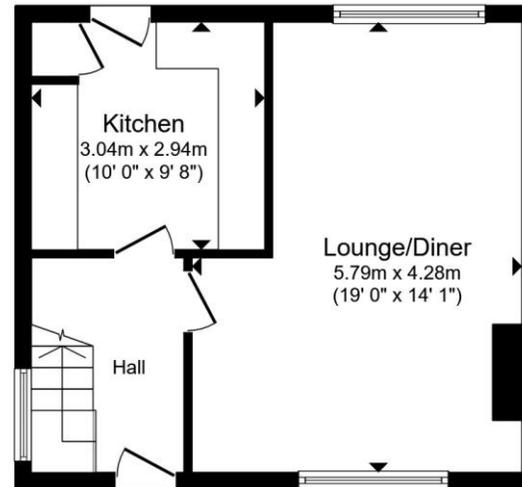
The garden is laid to shingle with gated side access leading to the rear garden.

Rear Garden

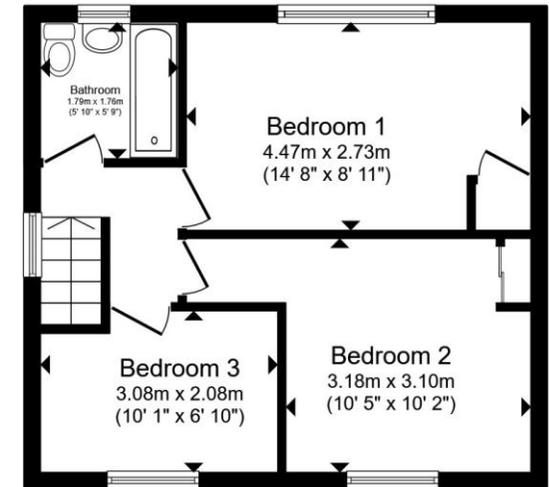
A fully enclosed rear garden with a lovely paved patio area abutting the property, providing an ideal seating/entertaining area to enjoy the summer sunshine and alfresco dining. Steps then lead up to a shingle area, leading to a good size garden shed and driveway. Double wooden gates providing access.

N B

The current vendor pay £10 a year to Abri for the gated access into the garden for driveway parking.



Ground Floor



First Floor

Total floor area 73.6 m² (793 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Great Orchard, Ilchester Yeovil

- End of Terrace Family Home
- Three Bedrooms
- Lovely Landscaped Gardens
- Gated Driveway Parking
- Village Setting

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

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
YEO108841 - 0002

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