



**Priory Road, Ilchester, Yeovil, BA22 8NY**

**welcome to**

**Priory Road, Ilchester, Yeovil**

A two bedroom terrace home, situated within the delightful village of Ilchester and close to many local amenities. The accommodation is presented in excellent decorative order and boasts a wealth of space and natural light throughout. Externally boasting garage, parking and enclosed rear garden.



### Entrance

Double glazed door to the front, opening into:

### Entrance Hall

Built in storage/cloaks cupboard. Door opening into:

### Lounge/ Diner

18' 1" x 16' 4" ( 5.51m x 4.98m )

A good size light room with double glazed window to the rear. Stairs rising to the first floor. Aerial point. Two radiators. Double glazed door to the rear opening into the sun room. Door opening into:

### Fitted Kitchen

10' 2" x 9' 11" ( 3.10m x 3.02m )

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl sink and drainer with mixer tap. Integrated four ring gas hob and integrated eye level double oven. Plumbing for washing machine and tumble dryer. Space for fridge/freezer.

### Sun Room

15' 3" x 7' 9" ( 4.65m x 2.36m )

A lovely additional room with double glazed windows to the rear and side and two sky light windows. Double glazed French doors to the rear, opening to the garden.

### First Floor Landing

Airing cupboard. Access to the loft space.

### Bedroom One

12' 4" x 10' 2" ( 3.76m x 3.10m )

Two double glazed window to the rear, overlooking the garden. A range of fitted wardrobes. Radiator.

### Bedroom Two

10' 2" x 9' 3" ( 3.10m x 2.82m )

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

### Bathroom

Double glazed window to the front. Suite comprising enclosed bath with mixer tap and shower over, wash hand basin and WC inset to vanity unit with storage below. Towel radiator.

### Front Garden

Access via a hardstanding path leading to the front entrance with mature plant borders and outside tap.

### Rear Garden

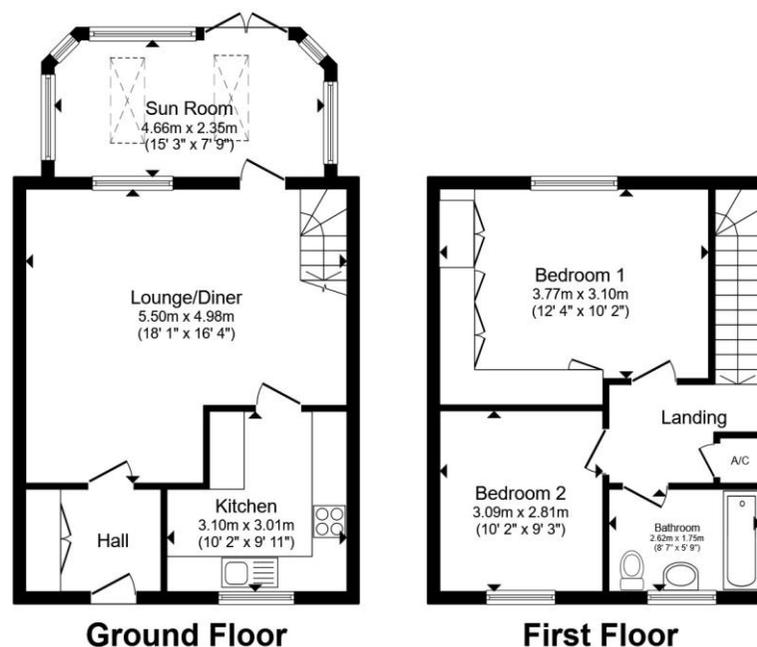
A fully enclosed rear garden, laid to paving and providing an ideal seating/entertaining area to enjoy the summer sunshine. To one side of the garden is a raised planter with a tree and clematis. Garden shed and water butt. Gated rear access leading to the garage and parking space.

### Garage

The garage is located in a block with up and over door to the front.

### Parking

There is an allocated parking space to the front of the garage.



Total floor area 87.7 m<sup>2</sup> (944 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](http://www.propertybox.io)



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## Priory Road, Ilchester, Yeovil

- Village Setting
- Terrace home
- Two Double Bedrooms
- Spacious & Light Accommodation
- Garage & Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £220,000



Please note the marker reflects the postcode not the actual property

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