



FOR SALE

Seavington St Michael, Ilminster, TA19 0QE

£435,000



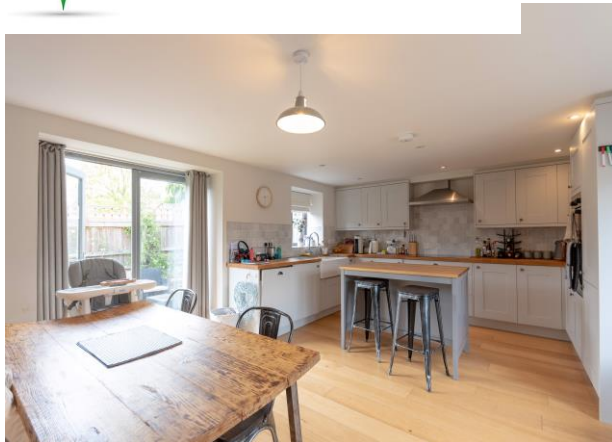
Full video walk - through



ORCHARDS
ESTATES

Beautifully presented semi detached barn conversion situated in the highly sought after village of Seavington St Michael. The accommodation comprises spacious sitting room, modern well equipped kitchen/diner and useful downstairs cloakroom. Upstairs are three bedrooms, ensuite shower room and a family bathroom. To the front of the property is a paved area providing off road parking for 4 cars and to the rear a private enclosed garden. This unique family home is a must see to fully appreciate all that is on offer in this great location.

£435,000



LOCATION

Seavington St Michael is a small village located on the borders of Crewkerne, South Petherton, Yeovil and Ilminster. Ilminster is a medieval market town, the town centre of which is dominated by the ancient Minster church. The town developed further during the Georgian period with many of the properties being constructed in local yellow ham stone. The surrounding land is lightly wooded and is designated a special landscape area. Ilminster currently offers a full range of shopping – two supermarkets and a good range of independent shops – together with other amenities. There is a first school and a middle school as well as churches of various denominations. Ilminster has convenient road access both to the M5 at Junction 25 to the North and to the A303 on the outskirts of the town, providing a route to London / Home Counties or to the West Country. There are mainline railway stations at Taunton, Yeovil and Crewkerne. Bath, Bristol and Exeter all offer excellent cultural and shopping facilities and are within relatively easy travelling distance. The world heritage designated Jurassic coastline lies to the south along the Dorset coast – a short drive away.

Entrance Hall

Double glazed door to front, front aspect double glazed window, two storage cupboards and stairs to upper level.

Sitting Room - 25' 2" x 13' 7" (7.67m x 4.15m)

Four front aspect double glazed windows, feature fireplace with electric fire, alcoves with built in cupboards, laid to carpet and double glazed French doors to rear.

Kitchen/Diner - 17' 6" x 13' 8" (5.346m x 4.171m)

Three front aspect double glazed windows, one rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with wooden worktops over and tiled splash backs, double bowl butler style ceramic sink, integrated appliances to include electric hob with extractor over, double electric oven, fridge/freezer, dishwasher and washing machine, wood effect floor with under floor heating and double glazed French doors to rear.

Cloakroom

Rear aspect double glazed window, wash hand basin with vanity unit and wall mounted WC with built in cupboards.

Landing

Three front aspect double glazed windows, airing cupboard housing hot water tank, laid to carpet and doors to:

Bedroom One - 14' 4" x 12' 9" (4.36m x 3.89m)

Three front aspect double glazed windows, built in wardrobe, wooden beams and laid to carpet.

En-Suite - 11' 10" x 4' 5" (3.61m x 1.35m)

Front aspect double glazed Velux type window, double shower cubicle, wash hand basin with vanity unit, WC with concealed cistern, fully tiled walls, tiled floor, extractor fan and chrome heated towel rail.

Bedroom Two - 14' 4" x 16' 3" (4.366m x 4.951m)

Front aspect double glazed window, double glazed Velux type window, wooden beams and laid to carpet.



Bedroom Three - 9' 5" x 8' 4" (2.88m x 2.53m)

Rear aspect double glazed window and laid to carpet.

Bathroom

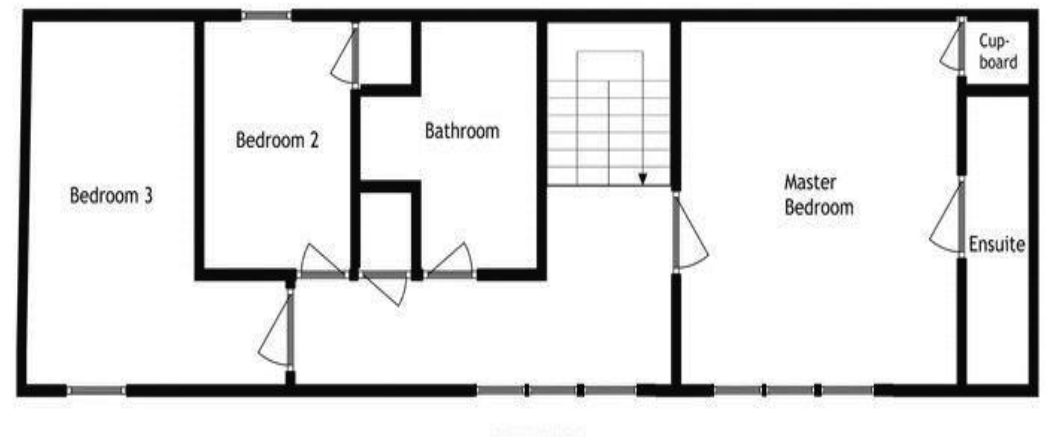
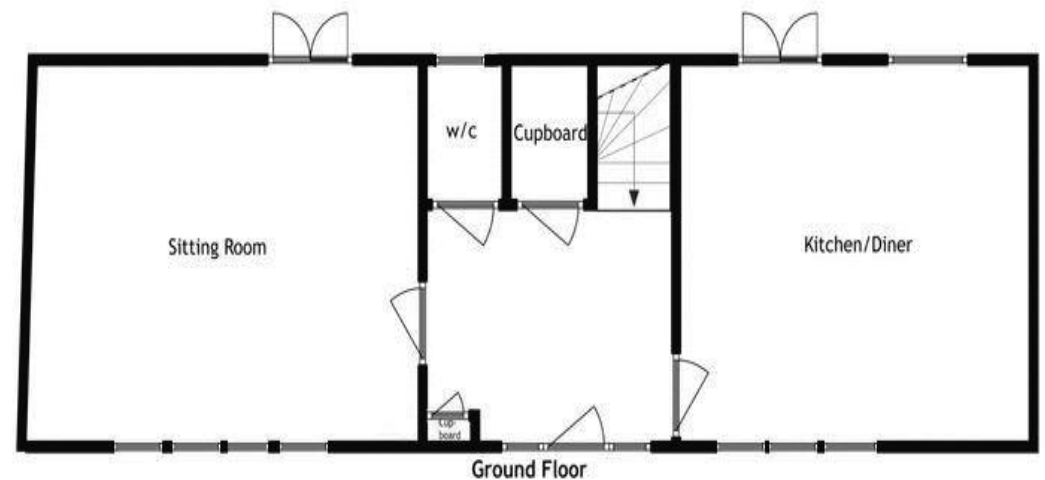
Rear aspect double glazed Velux type window, bath, separate shower cubicle, wash hand basin with vanity unit, wash hand basin with vanity unit, WC with concealed cistern and built in storage, fully tiled walls, tiled flooring, extractor fan and chrome heated towel rail.

Parking

Paved area to front providing off road parking for 4 cars.

Garden

Initial patio seating area leading to artificial lawn with shed and planted borders enclosed by fencing.



AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

Proceed along the A303 Ilminster bypass and at the Hayes End roundabout take the 4th exit onto Harp Road. Continue along this road and at the next roundabout take the 2nd exit onto New Road. Proceed along this road and turn right just before the Volunteer Inn where the property can be found on the left hand side.



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.