



£200,000

*At a glance...*



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**holland  
& odam**

7 Fosseyway Court  
Ilchester  
Yeovil  
Somerset  
BA22 8JT

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)





## Directions

From The Market Place in Somerton, follow through West Street and turn left onto Pestors Lane, follow the road for approximately 2 miles, at the end of the road, turn left onto Langport Road. At the staggered crossroads take the right onto BS3151. When you reach the roundabout take the second exit. Fosseway Court is located on your left hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[someset.gov.uk](http://someset.gov.uk)

## Tenure

Freehold



## Location

Ilchester is a popular village in between the picturesque market town of Somerton and the bustling town of Yeovil, being approximately 5 miles from both towns. Ilchester is home to a range of amenities, including pubs and restaurants, a primary school, petrol station, local shop and church. Ilchester is also within easy reach of the A303.

## Insight

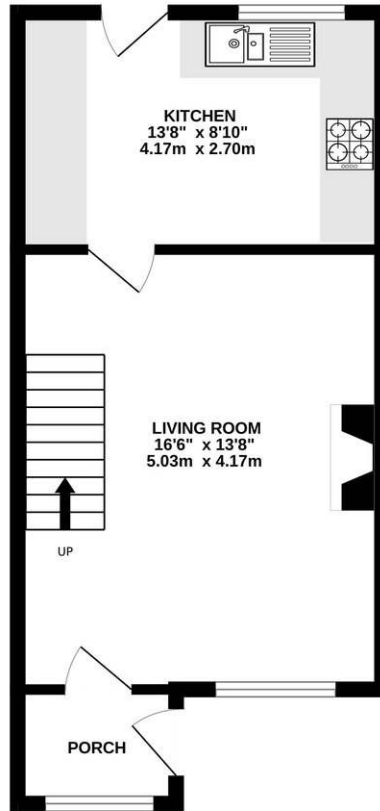
This well presented two bedroom terraced house is an ideal first time buy or investment purchase. The property is in close proximity to the range of amenities the village has to offer. Ground floor accommodation comprises a convenient entrance porch, spacious living room, with stairs rising to the first floor and doorway access to the modern fitted kitchen. The first floor includes a family bathroom and two double bedrooms, one with the benefit of a built in wardrobe, for added storage convenience. Outside the property is an enclosed rear garden which is fenced with a pedestrian gate that leads to the single garage in a block, with space for parking in front.

- Two double bedroom house in the popular village of Ilchester
- Kitchen fitted with a range of wall and base units with worktops over, fridge, freezer and electric oven
- Spacious living room featuring an electric fire and a window with an outlook to the front
- The bathroom is fitted with a panelled bath with shower over, hand wash basin and WC
- A low maintenance garden to the rear is perfect for enjoying the outdoors with the constant upkeep
- Single up and over garage in a block along with a parking space for one car in front

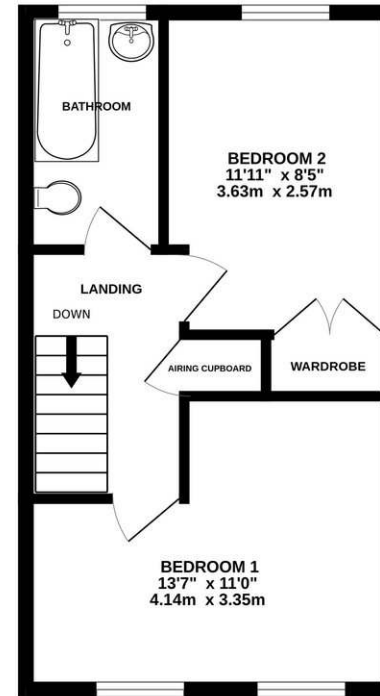




GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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