



A-Sikhiu



A-Sikhiu Priory Road

Ilchester, Yeovil, Somerset, BA22 8NY

Yeovil 5 miles. Sherborne 10 miles.

A well appointed three bedroom semi-detached house offered in excellent order throughout, with attractive gardens, along with a long block paved driveway and garage. EPC Band C

- Popular Residential Area
- Lounge/Dining Room
- Well Equipped Kitchen
- Front and Rear Gardens
- Freehold
- Hallway and Cloakroom
- Conservatory
- Three Bedrooms. New Shower room
- Long Driveway and Garage
- Council Tax Band B

Guide Price £285,000

SITUATION

A-Sikhui is situated in a sought-after residential area within this popular village. The village offers a good range of facilities, including a pub, restaurant, hotel, church and several shops, together with a garage/grocery store providing day-to-day essentials. The A303 is readily accessible within 1 mile, providing excellent road links towards Exeter and London. For a wider selection of amenities, Yeovil is approximately 5 miles away, offering an excellent range of shopping, recreational and educational facilities, together with a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

A-Sikhui comprises a well-appointed three-bedroom semi-detached house, constructed principally of reconstituted stone and set beneath a tiled roof. The property benefits from gas-fired central heating, together with uPVC double-glazed windows and doors throughout. In recent years, the property has been refurbished to include a new staircase with concealed storage beneath, a cloakroom fitted with a modern suite, a spacious lounge/diner, and a conservatory. The well-equipped kitchen features integrated appliances and new flooring. On the first floor, there are three bedrooms, along with a brand-new shower room which has only recently been completed.

Outside there are attractive gardens to the front and rear, along with a large block paved driveway, providing parking for four cars and access to a garage/workshop, connected with power and light, along with electric roller doors.



ACCOMMODATION

Covered entrance porch with courtesy light and uPVC door leading into the entrance hallway, featuring an attractive staircase rising to the first floor with concealed storage beneath and a window to the side. Cloakroom, recently refitted, comprising a low-level WC and vanity unit with inset wash hand basin, attractive tiled flooring, wall tiling to one elevation, and a window to the side. Spacious lounge/dining room with a window to the front, coved ceiling, and large glazed doors opening into the conservatory. The conservatory is glazed on three sides with a polycarbonate roof, attractive tiled flooring, and a door leading to the garden. The kitchen is comprehensively fitted with a 1¼ bowl single drainer sink with mixer tap, adjoining work surfaces, and a range of floor and wall-mounted cupboards and drawers. Appliances include a Logik induction hob with extractor hood over, a Beko electric double oven and grill, integrated fridge, space for a washing machine, and a Hotpoint dishwasher. There is also a concealed gas-fired boiler, a window to the rear, and an obscure glazed window to the side.

First floor landing with window to the side, access to the roof void, and an airing cupboard housing the factory-lagged copper cylinder with immersion heater, slatted shelving, and hanging rail. Shower room, recently refurbished, comprising a large walk-in shower, low-level WC, vanity unit with inset wash hand basin, heated towel rail, and a window to the rear. Bedroom one with window to the rear and fitted wardrobe. Bedroom two with window to the front and fitted wardrobe. Bedroom three with window to the front and built-in wardrobe with shelving and cupboards.

OUTSIDE

The property is approached over a block paved driveway with parking for four cars and benefitting from 5-bar timber gates, together with pedestrian access gate to the side. Driveway leads to a garage, approached through electric roller doors and is connected with power and light, with a window to rear and door to side.

Adjoining the driveway at the front is an enclosed garden, protected by a recently installed low fence, together with attractive flower and shrub borders and a selection of trees. To the rear of the property a timber gate opens onto a large paved sun terrace. The rear garden is fenced and walled with external lighting and a cold water tap. There is a lawned garden and two gravelled areas, along with a selection of shrubs, bushes and trees, together with a most useful metal shed.

SERVICES

- All mains services are connected
- Gas fired central heating
- Mobile Coverage : EE, Three, O2 and Vodafone (ofcom)
- Broadband : Standard and Superfast (ofcom)
- Flood Risk Status : Very Low Risk (environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000.

DIRECTIONS

What3words:///rigs.soaps.dissolve

From Yeovil head north, taking the A37 signposted Ilchester. After approximately 4 miles on the outskirts of the village take the 2nd exit off the roundabout signposted Ilchester. Continue for a short distance taking the first turning left into Almshouse Lane and at the T-junction with High Street and West Street, turn left. After a short distance, follow the road round to the right, then right into Priory Road, whereupon A-Sikhui will be seen a short distance along on the left hand side, clearly identified by our For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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