



Avalon



# Avalon The Shambles

Shepton Beauchamp, Ilminster, TA19 0LN

South Petherton 2 miles. Ilminster 4 miles. Yeovil 10 miles.

A deceptively spacious three bedroom, three reception room, mid terrace cottage, located in the heart of this sought after village with a courtyard garden. EPC Band. E.

- Central Village Location
- Kitchen and Garden Room
- Three Bedrooms
- Courtyard Garden
- Council Tax Band C
- Three Reception Rooms
- Spacious Landing/Study Area
- Bathroom
- Freehold

Guide Price £300,000

## SITUATION

Avalon is situated within the heart of this sought after village which includes just over 300 homes and has excellent local facilities including a popular village pub, local shop with small cafe, parish church, hairdressers and a small primary school. There is an active community of all ages and the village hall serves the community well with many organised activities. The well known National Trust property of Barrington Court is within a mile, together with the wonderful Barrington Boar gastro pub. South Petherton is only two miles away offering a greater selection of facilities and with easy access onto the A303. The larger town of Ilminster is within 4 miles to the south east and Crewkerne within 7 miles with its railway station providing access to Exeter and London Waterloo.

## DESCRIPTION

Avalon comprises a three bedroom mid terrace cottage constructed mainly of stone with some brick exterior elevations and is contained beneath a mainly tiled roof with a part rear section of slate and a lower section of corrugated fibre cement and perspex. The property benefits from oil fired central heating, together with new uPVC double glazed windows to the front aspect. The cottage boast a wealth of character features including exposed ceiling and wall timbers, along with window seats and a large stone and brick fireplace with inset solid fuel stove. There are three reception rooms, together with a well equipped kitchen and garden room to rear. On the first floor is a spacious landing with study area, together with three bedrooms and a bathroom. Outside is an enclosed courtyard garden.



## ACCOMMODATION

Entrance storm porch with glazed door leading to the sitting room, with a stone and brick fireplace with inset solid fuel stove and wood mantle over, window seat to front, exposed wall timbers, door to rear hallway and opening leading into the dining room. Again with exposed beams, window seat, part timbered panelling and electric meter cupboard. The rear hall has the original flagstone flooring with useful cupboard beneath the stairs, dado rail and thermostatic control for the central heating. Glazed door leading to the garden room and doors to the kitchen comprising; single drainer stainless steel sink unit with mixer taps over, adjoining worktops with a range of floor and wall mounted cupboards and drawer including plate rack, integrated appliances including Lamona electric hob with stainless steel extractor hood over and matching oven and grill. Space and plumbing for dishwasher, fridge and freezer, exposed beam, part panelled walls and flagstone flooring and window overlooking the garden room. On the opposite side of the rear hall is the snug/study which boasts a large brick fireplace (sealed) with beam over, window seat with view overlooking the garden room and door with stairs rising to the first floor. Garden room with glazed door and windows overlooking the courtyard garden. Grant oil fired boiler on a concrete plinth with space and plumbing for washing machine to side. Power, light and useful store cupboard with wine rack and original water pump.

Spacious landing with window overlooking the courtyard garden and suitable for a study area, together with exposed beams and wall light. Bedroom one with window to front, window seat and picture rail. Bedroom two with window to front, window seat, picture rail and trap access to roof void. Bathroom comprising bath with shower over, pedestal wash hand basin, low level WC, roof light, airing cupboard housing the hot water cylinder. Bedroom three with sloping ceiling, exposed beam, large chimney breast, wall light and window to rear.

## OUTSIDE

To the rear of the cottage is enclosed courtyard garden being fully walled with a part gravelled area, circular patio and a further raised patio, along with flower and shrub borders. Oil storage tank and view towards the church.

## VIEWINGS

Strictly by appointment through the vendors selling agent, Stags Yeovil office. Telephone 01935 475000.

## SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating. Mobile Available : EE and O2 (ofcom)  
Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

## DIRECTIONS

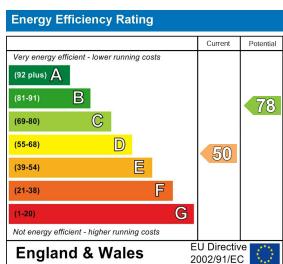
From Hayes End roundabout on the A303 at South Petherton take the exit passing the garage signposted Ilminster. Continue to the next roundabout and continue passing through Seavington St Michael and after 1/2 a mile turn right signed Shepton Beauchamp. Follow the signs into the village and as you approach the Duke Of York public house in the centre of the village, Avalon will be seen on the opposite side of the road clearly identified by our For Sale board.

## FLOOD RISK STATUS

None



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.



4/6 Park Road, Yeovil, Somerset,  
BA20 1DZ

yeovil@stags.co.uk

01935 475000

