



St James







# St James Silver Street

Shepton Beauchamp, Ilminster, Somerset, TA19 0JZ

Ilminster 4 miles. South Petherton/A303 2 miles. Yeovil 9 miles.

A stunning Detached and recently built New England style house set back from the road within walking distance of this popular village. No Onward Chain. EPC Band to be advised

- A Unique Detached House built to a very high specification - 10 year Warranty
- Superb Kitchen/Dining Room with bi-fold doors to large terrace
- Master Bedroom with En-Suite Shower Room and Juliet Balcony
- Gated Entrance, Driveway with plenty of parking & turning
- Council Tax Band F
- Impressive Entrance Hall , Utility, Cloakroom & Study
- Spacious Sitting Room with bi-fold doors to terrace
- Three Further Double Bedrooms and Family Bathroom
- Enclosed Gardens, Electric Car Charging Point and Air Source Heating
- Freehold

Offers In Excess Of £650,000

Stags Yeovil

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## SITUATION

St James is situated on Silver Street just off the centre of the very popular village of Shepton Beauchamp. The village includes just over 300 homes and has excellent local facilities including a popular village pub, local shop with small café, parish Church, hairdressers, and a small popular Primary School. There is an active local community of all ages, and the village hall serves the community well with many organised activities. The well known National Trust property Barrington Court is within a mile together with the wonderful Barrington Boar, local Gastro pub. South Petherton is only 2 miles away with access to the A303 and has a wonderful range of village facilities including a local hospital and late-night pharmacy. The larger Town of Ilminster is 4 miles to the south-west with its super range of facilities including independent shops, butchers, deli, bakeries, supermarket, and health centre. Here you can join the A358 for access to Taunton and Junction 25 of M5.

## DESCRIPTION

St James is a brand-new detached house built by a well-known local builder to a very high standard and has the benefit of a 10 year Structural Defect Warranty. The property has been recently finished and provides a well-designed layout with spacious rooms and a buyer will have the benefit of a guarantee from the builder which meets all modern day building regulations. There is air source heat heating throughout and an electric car charging port. St James is offered to the market with no onward chain and is ready for a buyer to move straight into. The property comes complete with high quality Bosch appliances, good quality carpets and tiled floors throughout.

## ACCOMMODATION

The beautiful bespoke Oak framed Porch is a wonderful feature of St James, from here a stylish composite front door with glass side panels opens into and impressive and sizeable hallway with useful cupboard, cloakroom with WC and wash hand basin, stairs rising to first floor and doors off to the ground floor rooms. Utility Room with shaker style units, integrated washing machine, sink unit and wooden work surfaces. Large cupboard housing the water tank and space for tumble dryer. Door to outside. A part glazed door leads into the "Wow" Kitchen/Dining Room which has a partly vaulted ceiling, bifold doors opening onto a large private terrace, this superb triple aspect room has both windows and 2 further Velux windows to allow the light to flood in. At one end there are stylish shaker style units with wooden working surfaces, sink unit and a generous island unit in the middle with breakfast bar along one side. Complete with integrated appliances including a fridge freezer, dishwasher, double oven, hob and extractor and down lights. A good size study with floor to ceiling window overlooking the terrace and generous triple aspect Sitting Room with another set of bifold doors opening also opening onto the terrace. As the stairs rise to the first floor a long window lets the light in through the glazed panels along the landing. There is a lovely spacious and partly vaulted Master Bedroom with Juliet Balcony, 2 Velux windows and beautifully appointed En-Suite Shower Room with Velux window, shower cubicle, vanity unit and WC. There are 3 further Double Bedrooms and a family bathroom fully fitted with bath with shower over, glass screen, vanity unit and WC.





## OUTSIDE

Outside the property is approached via private wooden gates onto the gravel driveway with plenty of parking and turning. A paved path with slight ramp leads to the front door, a further gravel pathway gives access the rear of the property from either side. The electric car charging port is located on the front of the house with the air source heat pump to the side. The entire garden is fully enclosed with closed boarded fencing, to the rear there is a large terrace which is private and has a sunken garden feel with borders set at a higher level and steps up to the side area of lawn. The garden is ready for those with green fingers to design and create a beautiful space to enjoy during the warmer months.

## SERVICES

Mains water, electricity and drainage with air source heating.

Mobile Available : EE (ofcom)

Broadband Available: ADSL under 24 Mbps Superfast 24 - 100 Mbps (ofcom)

## VIEWINGS

Strictly by appointment with the Vendor's selling Agents, Stags Yeovil Office. Telephone 01935 475000.

## DIRECTIONS

From Hayes End Roundabout on the A303 South Petherton take the exit passing the garage signposted Ilminster. Continue to the next roundabout and continue passing through Seavington St Michael and after 0.5 mile turn right to Shepton Beauchamp. As you drop down the lane and over the crossroads into the Village St James will be found on the left-hand side identified by our For Sale Sign and is set back behind wooden gates.

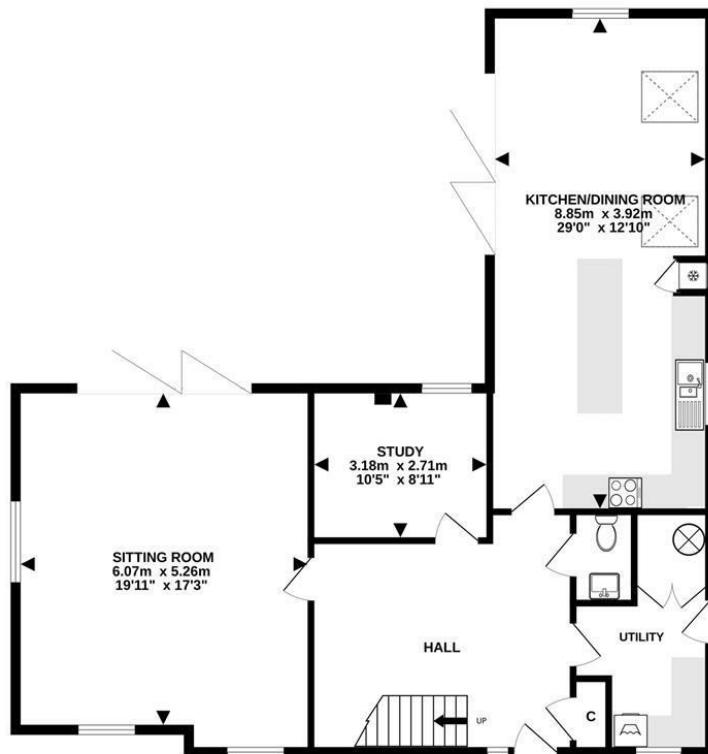
## FLOOD RISK STATUS

Very low risk (environment agency)

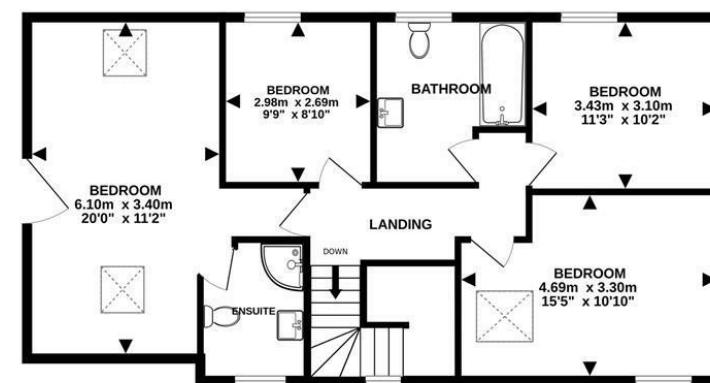
## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01935 475000 or via email [lettings@stags.co.uk](mailto:lettings@stags.co.uk)

GROUND FLOOR  
104.7 sq.m. (1127 sq.ft.) approx.



1ST FLOOR  
78.7 sq.m. (847 sq.ft.) approx.



TOTAL FLOOR AREA : 183.4 sq.m. (1974 sq.ft.) approx.

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**STAGS**

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.



