



1 Bakers Place

Seavington, Ilminster, Somerset TA19 0QR

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A cute two bedroom semi-detached project cottage with private garden, situated in the quiet village of Seavington St. Mary.

- Entrance Hall
- Dining Room with Fireplace & Alcoves
- Kitchen Overlooking Garden
- Sitting Room with Exposed Beams
- Two Large Double Bedrooms
- Family Bathroom
- Private Enclosed Garden
- Great Potential for Reconfiguration

GUIDE PRICE £225,000

THE AGENT SAYS...

1 Bakers Place is a charming cottage presented in liveable condition but requiring renovation and modernisation throughout. The property is a good size but the current layout doesn't make the best of this, particularly on the first floor, where reconfiguration could easily create an additional bedroom. Downstairs the kitchen is small but the adjoining sitting room is large and there is plenty of scope to create a larger kitchen, kitchen/dining room, or more open plan space, if desired.

THE PROPERTY

Entering the property, the dining room is on the right. This is a lovely, south-facing room, filled with warm light. The fireplace (open fire) is an attractive focal point, flanked by deep alcoves that are perfect for built-in storage. The entrance hall continues to the rear of the cottage (a lobby separates access to the garden) and turns in a L-shape to the rest of the living accommodation.





The sitting room also faces south and is a large room with exposed beams, a wood burning stove, and a tall built-in storage cupboard. At the rear of the cottage is the kitchen which is small but functional and benefits from a view over the rear garden. Enlarging the kitchen and adding doors (if possible) out to the garden would transform the feel of the cottage.

A wide, winding staircase rises to the first floor where there are two generous double bedrooms and the family bathroom. The current bathroom has an abundance of wasted space and there is great potential to use this extra space in a reconfiguration of the first floor to create three bedrooms and an improved family bathroom. There may also be an opportunity to create a ground floor WC as the rear hallway is large and there is space under the stairs (currently used for a small fridge-freezer and storage).

OUTSIDE

The cottage is slightly elevated, with a few steps from the pavement to the front door and a small, lawned front garden. The rear garden is fully enclosed by fencing and walling. It is laid to lawn with hardstanding outside the house and further areas under the side wall. There is pedestrian access alongside the house from front to back.

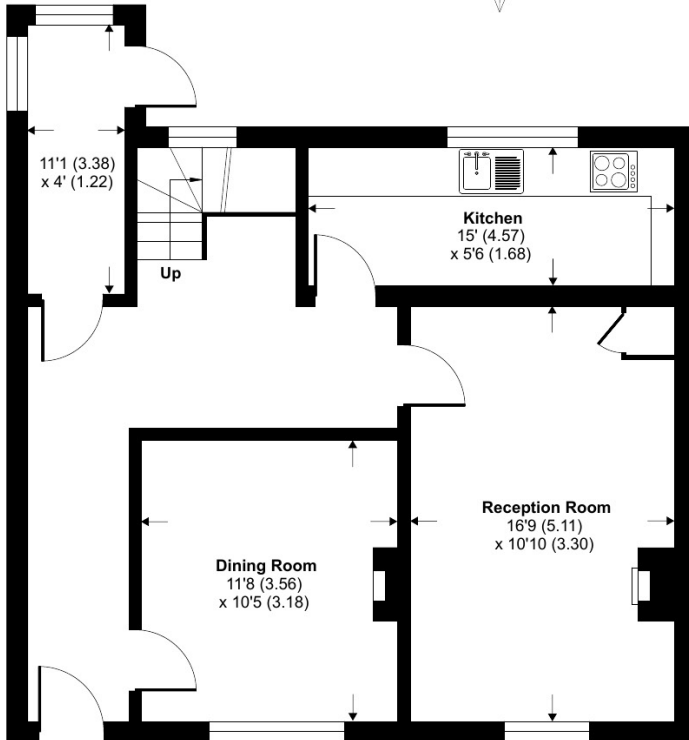
SURROUNDING AREA

Seavington St. Mary is an attractive village with little passing traffic. In the adjacent village of Seavington St. Michael, there is a church and village inn and between the two villages is a recreational field with modern village hall and community run shop/cafe. South Petherton and the medieval market town of Ilminster are both approx. 3 miles away and have excellent amenities and access to the A303.

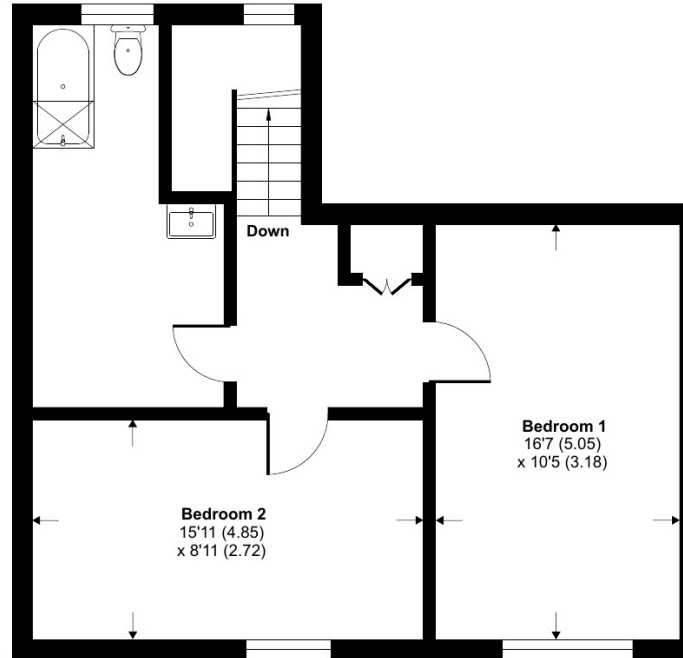


Bakers Place, Seavington, Ilminster, TA19

Approximate Area = 1183 sq ft / 109.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Humberts. REF: 1135058

DIRECTIONS

From the A303 Hayes End roundabout at South Petherton, join the B3168 signposted to Ilminster. Continue for approximately 2 miles into Seavington St. Michael and then take the left turning into Water Street. Follow this road into the village and the cottage will be found on the right-hand side.

SERVICES

Mains water, drainage and electricity. Heating via wood burning stove, open fire and some electric heaters.

LOCAL AUTHORITY

South Somerset District Council- Band C

ENERGY PERFORMANCE CERTIFICATE

Current Rating - G

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01935 477277
yeovil@humberts.com

