



**ENGLISH  
HOMES**



**St Marys Close, Seavington, Ilminster, TA19**

**Guide Price: £295,000**

*Freehold*

# 8 St Marys Close, Seavington, Ilminster, TA19

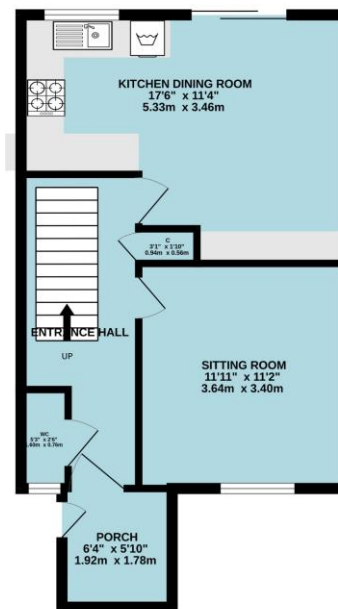
This spacious semi-detached house is built of reconstructed stone, with tiled roof and Solar PV roof panels, is situated in a quiet residential cul-de-sac. Sitting on the edge of the village but within reach of local amenities and with open countryside nearby; it makes this a very desirable prospect for a range of buyers.

In summary the property comprises, double glazing, electric heating, three double bedrooms with fitted wardrobes, family bathroom, entrance lobby with storage, hall, downstairs cloakroom, sitting room and a generous kitchen/dining room. The property has been renovated to a high standard.

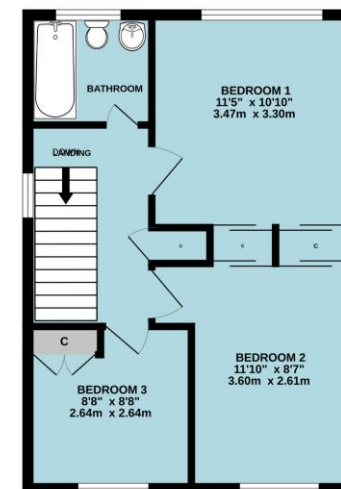
The rear of the property is a paved terrace, perfect for alfresco dining. There is an area of lawn, bordered by flower beds, a useful storage shed, outside tap and pedestrian gate leading to the front of the property. There is also a gate at the bottom of garden leading to a path behind the property. To the front, the garden is gravelled, making it low maintenance. There is off-road parking for two vehicles.

Viewing is highly recommended to appreciate this spacious home.

GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



ST MARYS CLOSE

TOTAL FLOOR AREA: 911 sq.ft. (84.6 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.  
Made with Metropix ©2025





## English Homes - South Petherton

34 St James Street  
 South Petherton  
 Somerset  
 TA13 5BW

T: 01460 247800

E: [enquiries@english-homes.co.uk](mailto:enquiries@english-homes.co.uk)

[www.english-homessp.co.uk](http://www.english-homessp.co.uk)

English Homes Ltd Registered in England and Wales – 06835306  
 Registered office: 20 High St. Glastonbury. Somerset BA6 9DU

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>	Awaiting EPC	
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<small>EU Energy Label Directive</small>			

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.