



**FOR SALE**

Breowan Close, Ilminster, TA19 0EE

£525,000



**ORCHARDS**  
ESTATES



This property offers a great location at only a short walk to town, whilst tucked away in a secluded enclave of 10 similar homes and benefits from overly generous accommodation.

Built in approx. 1995, these modern style homes offer a nice neighbourly atmosphere and a sense of community as witnessed by myself when visiting to take the photos, several neighbours came out, had a chat, and moved vehicles, bins etc. and hoping that someone nice will join them in their little sea of tranquility.

If you would like to come and visit, give us a call, one of our full-time members of the team will be more than happy to discuss your personal requirements, the suitability of this property, arrange your viewing, meet you at the property and answer any questions you may have.



£525,000



## LOCATION

Ilminster is a medieval market town, the town centre of which is dominated by the ancient Minster church. The town developed further during the Georgian period with many of the properties being constructed in local yellow ham stone. The surrounding land is lightly wooded and is designated a special landscape area. Ilminster currently offers a full range of shopping – two supermarkets and a good range of independent shops – together with other amenities. There is a first school and a middle school as well as churches of various denominations. Ilminster has convenient road access both to the M5 at Junction 25 to the North and to the A303 on the outskirts of the town, providing a route to London / Home Counties or to the West Country. There are mainline railway stations at Taunton, Yeovil and Crewkerne. Bath, Bristol and Exeter all offer excellent cultural and shopping facilities and are within relatively easy travelling distance. The world heritage designated Jurassic coastline lies to the south along the Dorset coast – a short drive away.

**Approach** This property forms 1 of 10 similar homes situated in a quiet residential cul de sac which is only a short walk to the centre of town yet very peaceful and secluded. The driveway leads to the front door with storm porch over. This also provides access to the extra wide integral garage with electronic up and over door. To the side of the property there is a private gated walkway for residents only which provides access to external public access walkways. There is also a side gate providing pedestrian access to the rear garden.

**Ground Floor** The entrance hall is wide and spacious with stairs to the first floor and doors to various rooms and a storage cupboard as well as understairs space. The sitting room is a real feature due to its sheer size and abundance of light from several front aspect windows and the rear aspect double glazed French door. The space divides naturally to create a seating area with gas fireplace and dining area with door to the kitchen. The kitchen then leads to the utility room with external door to the garden and internal door leading to the garage. Also on this floor are two large bedrooms. The front bedroom is generous and comes with built in

wardrobes with a very spacious en suite. The second bedroom is to the rear of the property. A separate shower room with a double sized shower is also available, making the ground floor ideal for those who prefer or require single level living.

**Upper Floor** Set over the entire footprint of the home, the upstairs space offers very spacious rooms. The landing is wide and has a roof light offering natural light. The first room at the top of the stairs is a fully fitted bathroom with shower over bath. The second door opens to a further hallway with a triple storage area off to one side. The current owner configured this space to create a large single bedroom to the rear with a nice outlook and featuring a storage alcove and large airing cupboard. Further on down the hallway is the main upstairs room, which is quite simply enormous, ideal for hobbyists, husbands who need to be occupied and live-in carers if desired. The last room on this floor would easily work as another double bedroom and is currently configured and dressed as a home office.

**Garden** Set to the rear of the property, the garden is laid out to patio with raised beds and raised small fishpond. There is access from the rear of the sitting room, the utility room and side entrance gate.

**Garage and Parking** The garage is extra wide and comes with an electric front door, internal fire door and lighting. The driveway to the front of the property has space for several vehicles to park. This is a private driveway which shares a central point of access with number 8 for the shared drainage (a Grant of Easement).

## Material Information

- EPC Rating: C
- Council Tax Band: F
- Mains Gas, Drainage, Water and Electric Combi gas Boiler situated in the utility room.
- Owner is responsible for all the fences surrounding the property.







Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

218.94 m<sup>2</sup>  
2356.65 ft<sup>2</sup>

Reduced headroom

21.93 m<sup>2</sup>  
236.04 ft<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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www.orchardsestates.com



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.