



**FOR SALE**

Brookside, Broadway, Near Ilminster TA19 9RT

**£295,000**



**ORCHARDS**  
ESTATES



Located in one of the area's most desirable villages, this charming two-bedroom bungalow presents an excellent opportunity for those seeking a home with potential.

While the property would benefit from internal updating, it offers a fantastic canvas for first-time buyers or anyone wishing to personalise the interiors to their own taste.

The accommodation includes a spacious living room and a separate dining area, which could easily be converted into a third bedroom if desired.

The kitchen provides ample storage and leads to a useful utility area with access to the rear garden.

The bathroom features a shower cubicle, complemented by a separate WC for added convenience.

Externally, the property boasts a generous private rear garden and the added benefit of a garage.

£295,000



LOCATION

Broadway is a popular village set on the outskirts of the historic and picturesque town of Ilminster at the foot of the Blackdown Hills. Local amenities include a Parish Church, Primary School, Village Hall, Public House with a post office in the nearby village of Horton. Ilminster is approx. 3 miles, Taunton 10 and the South Coast 20 miles. Broadway is approximately 1 mile from the A303, which provides access to Honiton and Exeter (to the west). Taunton is easily accessible via the A358 and has extensive shopping, educational, sporting and cultural facilities along with access to the M5 motorway at Junction 25 and a mainline Intercity rail link from Taunton Railway Station.

Approach

Approached via a pathway that winds around the outside of the front of the bungalow, stepping into a storm porch via a sliding door, there is a glazed front door, leading to -

Step Inside

Welcoming hallway with wall-mounted radiator and doors to all principal rooms.

The **front bedroom** is bright with dual-aspect windows and radiator.

The **living room** offers a feature fireplace with tiled hearth, dual-aspect windows, and two radiators.

A separate **dining room** with side-aspect window and radiator provides flexibility as a third bedroom or home office. The **second bedroom** includes a side-aspect window and radiator.

**Bathroom** with rear-aspect window, radiator, and shower cubicle, plus a separate WC.

Two storage cupboards opposite the bathroom.

The **kitchen** features a range of wall and base units with space for appliances, side-aspect window, radiator, and boiler, with a half-glazed door to the conservatory.

The **conservatory**, currently used as a utility room, includes additional units, space for a tumble dryer, windows on all sides, and a sliding door to the rear garden.

Garden and Garage

**Front Garden** - The front garden features a lawn area bordered by mature planting. There is convenient side access leading to the rear garden.

**Rear Garden** - The rear garden is predominantly laid to lawn and enclosed by mature hedging and trees, offering privacy and a tranquil setting. A paved patio area provides an ideal space for outdoor seating or entertaining.

**Garage** - A single garage is positioned to the side of the bungalow, adding valuable storage or parking options.

Material Information

- Freehold Property built c. 1980's
- Council Tax Band - D
- EPC Band - Awaiting EPC
- Mains - Water, electric and drainage
- Central Heating - Oil
- Oil Fired Boiler - Located in Kitchen
- Gas Fire - Located living room
- Loft - Pull down loft hatch, accessed from hallway, partially boarded no light
- Flood Zone 1 - Low risk of flooding from rivers and sea
- Broadband - Ofcom Superfast download speed 58 Mbps



The graph shows this property's current and potential energy rating.







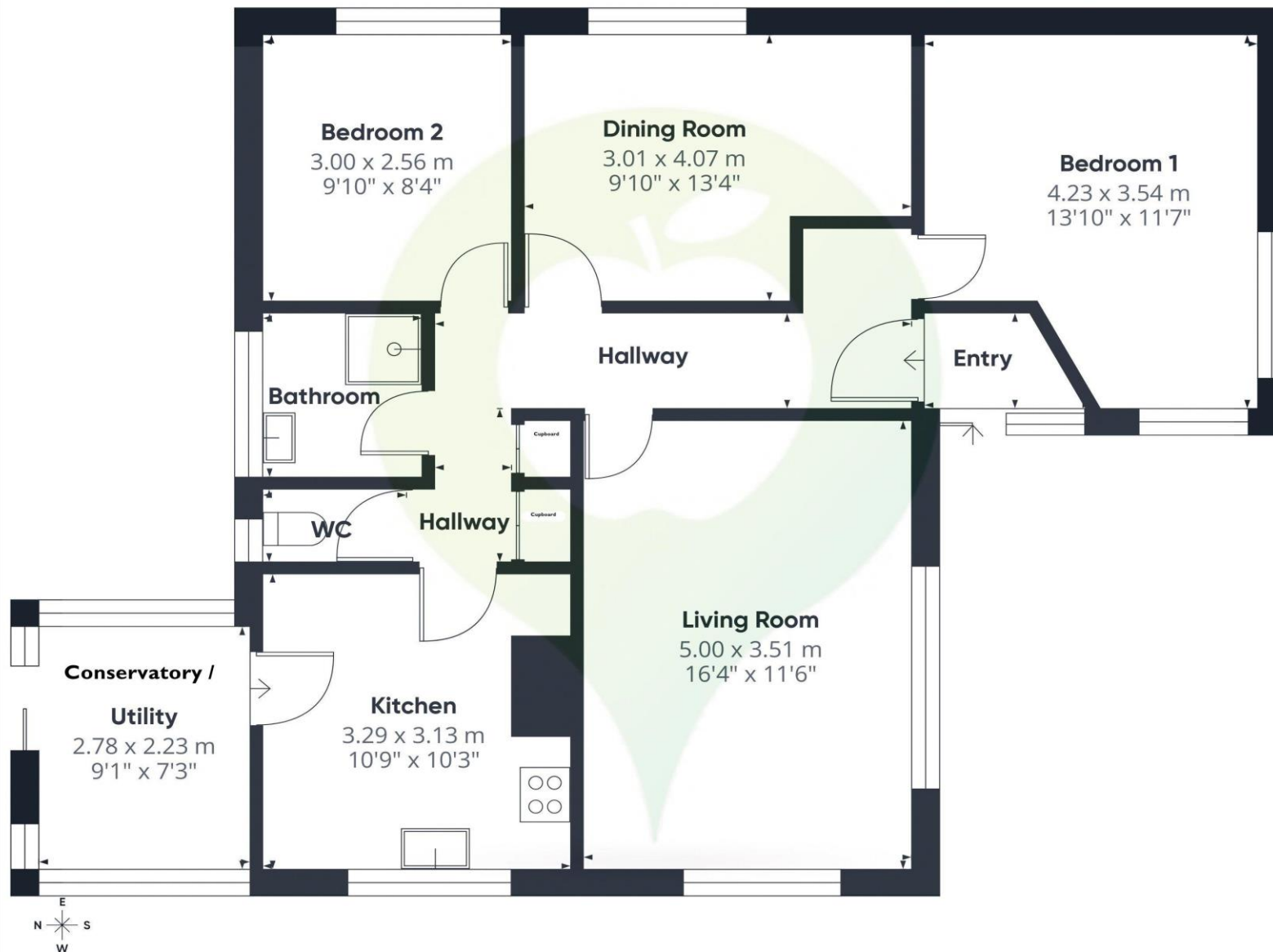
Approximate total area<sup>(1)</sup>

81 m<sup>2</sup>  
871 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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