



GIBBINS RICHARDS 

The Burrows, Windmill Hill, Ashill, Ilminster TA19 9NT

£475,000

GIBBINS RICHARDS 
Making home moves happen

A near-unique split-level property located in a semi-rural position in Ashill, between Taunton and Ilminster. The spacious four bedroomed accommodation has been much improved in recent years and is now offered to the market with an usual Energy Performance rating in excess of 100, due to a comprehensive solar energy system having been installed. The Grade A-rated property also benefits from a feed-in tariff agreement into the National Grid, which has financial benefits.

Tenure: Freehold / Energy Rating: A-102 / Council Tax Band: F

Internally the accommodation is offered over three levels, and is accessed on the upper floor which is level with the large driveway. The entrance hall leads to the sitting room and study (potential 5th bedroom), then an further inner landing leads to an upper level bedroom and accompanying bathroom. Down a half flight of stairs is a large kitchen / breakfast room, which in turn leads to a conservatory. Down a further half flight of stairs is the lower level, where there are three further bedrooms, a bathroom and a utility room. The property benefits from a good sized driveway providing ample parking, and a double garage, large timber secure store shed and a further summerhouse. The gardens completely surround the house and are mainly laid to lawn. Due to its elevated position, the upper floor rooms all enjoy stunning views out to the neighbouring countryside. Ashill is well located for both Ilminster and Taunton and of course enjoys convenient access to the A358.

MODERNIZED ECO-HOUSE WITH EPC RATING OF 100+ LOW RUNNING COSTS!
SPLIT LEVEL ACOMMODATION OVER THREE FLOORS
SOLAR PANELS, UNDERFLOOR HEATING, BATTERY STORAGE, FEED-IN AGREEMENT
4 / 5 BEDROOMED LIVING SPACE
KITCHEN / DINING ROOM
TWO BATHROOMS
SITTING ROOM, STUDY / BEDROOM FIVE
UTILITY ROOM
DOUBLE GARAGE, AMPLE PARKING & CHARGING POINT
SURROUNDING GARDENS & GOOD RURAL VIEWS





Entrance Hall	
Study / Bedroom Five	12' 10" x 6' 4" (3.91m x 1.93m)
Sitting Room	17' 8" x 13' 10" (5.38m x 4.21m) + recess
Inner landing	
Bedroom One	13' 11" x 9' 4" (4.24m x 2.84m)
Bathroom	7' 6" x 6' 7" (2.28m x 2.01m)
Half landing	
Kitchen / Dining Room	23' 0" x 9' 9" (7.01m x 2.97m)
Conservatory	10' 7" x 9' 5" (3.22m x 2.87m)
Lower floor landing	
Bathroom	10' 7" x 5' 1" (3.22m x 1.55m)
Bedroom	
Bedroom	8' 11" x 8' 6" (2.72m x 2.59m) + recess
Bedroom	13' 9" x 10' 9" (4.19m x 3.27m)
Utility Room	16' 9" x 6' 5" (5.10m x 1.95m)
Rear lobby	
Double garage	17' 8" x 15' 8" (5.38m x 4.77m)
Outside	Timber bike store / workshop - 15' 8" x 10' 3" (4.77m x 3.12m) Driveway for several cars. Two-tier garden surrounding the property with summerhouse.
Agents Note	The Burrows presents extremely low-cost living via its various energy-generating assets, all of which have been installed by the current owners. To fully appreciate the benefits of these features, we would suggest speaking directly to our client, who would be more than happy to explain the finer details of the installations and the savings attached to them.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.

GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 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.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

