



Herne Rise
Ilminster
Somerset

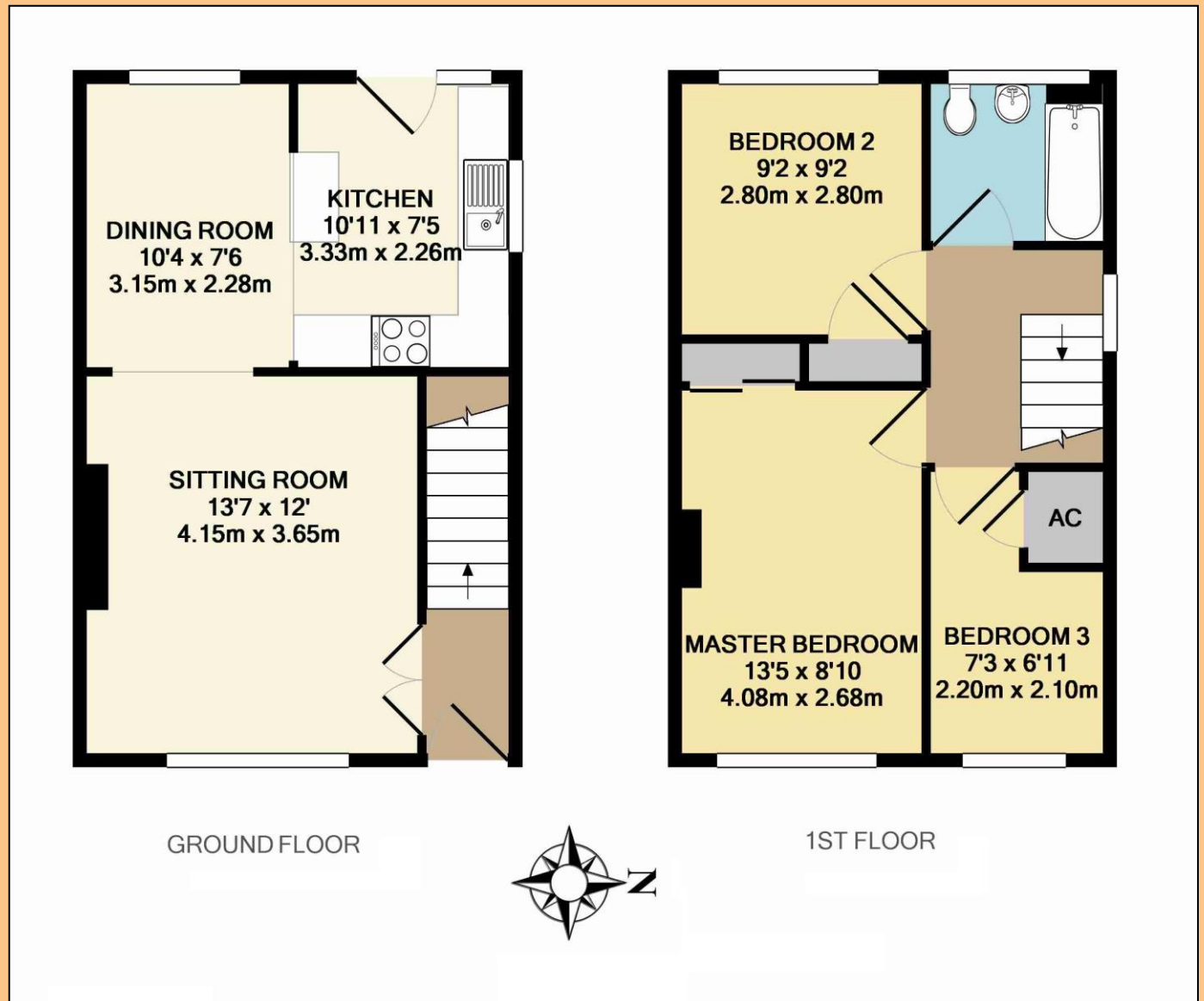
Tarr Residential

69 Herne Rise,
Ilminster,
Somerset TA19 0HH

Asking Price: £179,950

- Semi Detached 3 Bedroom Property
- Cul-de-Sac Location
- Re-Fitted Kitchen
- Sitting Room with Feature Fire
- Separate Dining Area
- White Suite Bathroom
- Gas Fired Heating & Double Glazing
- Garage & Off Street Parking
- Well Kept Enclosed Garden

An extremely well presented 3 bedroom semi-detached property situated in a cul-de-sac location. The accommodation comprises; entrance hall, sitting room, dining room, kitchen and first floor family bathroom. The property further benefits from double glazing, gas fired heating, off street parking for several vehicles, enclosed rear garden and garage with light and power.



Entrance

Pathway leads to the main front door opening to:

Entrance Hall

With stairs rising to the first floor, panel radiator and coving. Part glazed double doors opening to:

Sitting Room: 13' 7" x 12' 0" (4.15m x 3.65m)

Double glazed window to the front aspect, feature wall mounted fire, TV and phone points, panel radiator and coving. Opens to:



Dining Room: 10' 4" x 7' 6" (3.15m x 2.28m)

Double glazed window to the rear aspect, panel radiator and coving. Opens to:

Kitchen: 10' 11" x 7' 5" (3.33m x 2.26m)

Fitted with a range of wooden fronted wall and base units with roll edge worktops and complemented by tiled splash backs. Inset stainless bowl and drainer with mixer tap, free standing oven with gas hob and built in extractor over, space and plumbing for washing machine and space for upright fridge/freezer. Double glazed window to side aspect and another to the rear aspect. Part glazed uPVC door leads out to the rear garden.

First Floor Landing

With double glazed window to the side aspect, access to roof void, doors to all bedrooms and bathroom.



Master Bedroom: 13' 5" x 8' 10" (4.08m x 2.68m)

Double glazed window to front aspect, panel radiator, TV point, fitted mirrored wardrobe.

Bedroom 2: 9' 2" x 9' 2" (2.8m x 2.8m)

Double glazed window to rear aspect, panel radiator, coving, built in storage.

Bedroom 3: 7' 3" x 6' 11" (2.2m x 2.1m)

Double glazed window to front aspect, built in cupboard housing the gas fired combi boiler, carbon monoxide alarm, coving, panel radiator.

Bathroom: 10' 11" x 7' 5" (3.33m x 2.26m)

Three piece white suite comprising panel bath with separate hot and cold taps and shower over, low level WC, wash hand basin with pedestal, double glazed window to rear aspect, part tiled walls.

Garage: 17' 9" x 9' 2" (5.41m x 2.8m)

A detached single garage with up and over door heading the driveway. Power and light connected.



Outside

The front garden has been gravelled for ease of maintenance and provides additional off road parking, further off road parking is to the side of the property in front of the garage. The property benefits from an enclosed west facing rear garden, with patio and lawn areas and side gate leading to the side of the property.

Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: Band D

Services

Mains electric, Water and Drainage. Gas Fired Heating

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 53315 or at 10 Silver Street, Ilminster, Somerset TA19 0DJ.



Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

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