



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: Band C

Services: Mains Gas, Electric, Water and Drainage.

**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

**Guide Price: £225,000**  
**Ladymeade, Ilminster, Somerset,**  
**TA19 0EA**

**56 Ladymeade,  
Ilminster,  
Somerset,  
TA19 0EA**

**Guide Price: £225,000**

- **Semi Detached Property**
- **Tucked Away Position in a Cul-de-Sac Location**
- **3 Bedrooms**
- **23ft Sitting/Dining Room & Conservatory**
- **Fitted Kitchen**
- **First Floor Bathroom**
- **Gas Fired Heating via a Recently Installed Combination Boiler**
- **Double Glazing**
- **Garage & Off Street Parking**
- **Low Maintenance Gardens**

**A well presented 3 bedroom semi detached property with garage and off street parking, all situated within a tucked away position on the Ladymeade cul-de-sac. The property comprises; entrance hall, sitting/dining room, fitted kitchen and a white suite bathroom. Further benefits from double glazing, gas fired heating via a recently installed combination boiler and an enclosed low maintenance rear garden.**



#### **Entrance**

Approached by the shared driveway (shared with only one other property) leading to the garage and a step up to the uPVC part double glazed front door with storm canopy and outside light over. Opening to:

#### **Entrance Hall**

With stairs rising to the first floor, double panel radiator, telephone point, coat hanging space, wall mounted electric fusebox, textured ceiling and a smoke detector. Door to:

#### **Sitting/Dining Room: 23' 6" x 12' 5" (7.17m x 3.79m) (max)**

Double glazed window to the front aspect, built-in under-stairs storage cupboard, double panel radiator and a TV point. The dining area benefits from double glazed french doors opening to the conservatory and a single panel radiator. Textured ceiling. Door to:

#### **Kitchen: 9' 1" x 7' 5" (2.77m x 2.27m)**

Fitted with a modern range of light wood effect wall and base units, rolled edge worktops over and all complemented by tiled splash-backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Space for a gas cooker with a stainless steel chimney style extractor over. Space and plumbing for a washing machine and space for an under-counter fridge. Tiled floor and a textured ceiling. Double glazed window and part double glazed door opening to:

#### **Conservatory: 15' 0" x 7' 7" (4.56m x 2.31m)**

Constructed of uPVC double glazed sealed units with a polycarbonate roof over. Double glazed sliding door opening to the rear garden. Tiled flooring, double panel radiator and a wall light point. Internal access door to the garage.

#### **First Floor Landing**

Double glazed window to the side aspect, access to the roof void, useful built-in over-stairs storage cupboard housing the gas fired combination boiler. Textured ceiling.

#### **Bedroom 1: 11' 4" x 8' 8" (3.46m x 2.65m)**

Double glazed window to the rear aspect, single panel radiator, textured ceiling and open fronted wardrobe spanning the full width of the room.

#### **Bedroom 2: 10' 2" x 7' 9" (3.10m x 2.37m)**

Double glazed window to the front aspect, single panel radiator and a textured ceiling.

#### **Bedroom 3: 7' 6" x 6' 9" (2.29m x 2.07m)**

Double glazed window to the front aspect, single panel radiator and a textured ceiling.

#### **Bathroom: 6' 7" x 6' 4" (2.00m x 1.92m)**

Fitted with a white three piece suite comprising; panel bath with a glass screen, taps and a wall mounted thermostatic shower over. Wash hand basin and pedestal with mixer tap over. Low level WC. Obscure double glazed window to the rear aspect, part tiled walls, single panel radiator, textured ceiling and a shaver point.

#### **Garage: 15' 11" x 8' 2" (4.85m x 2.49m)**

An attached single garage with a pitched and tiled roof (providing additional storage space within the eaves). Up and over door to the front aspect heading the driveway and an internal access door to the main property. Power and light connected along with the addition of useful hot and cold taps.

#### **Outside**

The outside of the property is low maintenance and approached via a shared driveway (shared with only one other property) and leading to the off street parking and garage. A step up to the front door. The garden is laid to decorative gravel chippings.

The rear garden is also low maintenance and enjoys a high level of privacy, benefits from a paved patio accessed from the conservatory doors and leads onto the artificial lawn. A further paved seating area is positioned to one corner at the rear boundary