



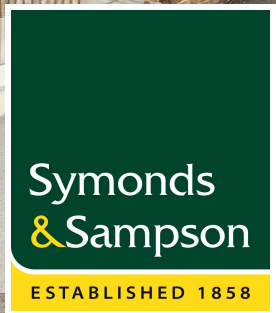
Trotts Lane, Horton, Ilminster, Somerset

If you are looking for a new home that is up to date and ready to go then this is the place for you. This is one of two individual detached 3 bed properties with pretty gardens and double carport/garage, set in the sought after village of Horton with nearby village of Broadway a short walk away. Lovely location ready to move into

Guide Price

£450,000

Freehold



**Trotts Lane,
Horton,
Ilminster,
Somerset,
TA19 9PD**

- One of just two brand new detached individual properties
 - Set in a sought-after village with excellent road links
 - Just 3 miles from the pretty market town of Ilminster
 - Pro-Tek new build warranty
- Three double bedrooms including spacious master bedroom with en suite shower room
 - Beautiful fitted kitchen / dining room with appliances
 - Separate utility room with WC
 - Dual aspect sitting room opening into rear garden
 - Air source heat pump with underfloor heating to ground floor, double glazing
- Lower-maintenance gardens and double carport / garage

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

Built as one of just two new-build properties sold with the benefit of a Pro-tek warranty, this lovely detached home is ideal for those looking to relocate or downsize to a no-hassle home with modern efficiency and style both inside and out. Whilst inside you have the benefit of built-in kitchen appliances, tasteful flooring already included, air source heat pump and underfloor heating to the ground floor, on the outside this is complemented by a double carport / garaging to the rear and individual lawned gardens with scope for a keen gardener to make it their own.

A spacious storm porch of brick and timber gives shelter at the front, where a cottage style front door with leaded panel opens into a central hallway. The property has been newly fitted with neutral coloured carpets which complement the oak doors perfectly. The hall includes a walk-in cupboard that houses the hot water system and manifold for the underfloor heating but also provides some scope for storage if required. To one side a light and airy dual-aspect sitting room makes the most of the southerly facing aspect at the front, and opens directly onto the garden via sliding patio doors at the rear. Across the hall the attractive fitted kitchen / dining room has been well thought-out with a range of contemporary sage green fitted units including floor and wall mounted storage cupboards and drawers with gloss finish white work surfaces with silver flecks over incorporating

one and half bowl single drainer composite sink with mixer tap, integrated dishwasher, induction hob with stainless steel cooker hood and two electric built-in ovens side by side. The ample work-surface is ideal for a keen cook but also doubles as an optional breakfast bar, whilst there is also room for a dining table beyond. A separate utility room at the rear gives you further worktop space and space for your washing machine as well as further under-counter space perhaps for storage or an extra appliance. There is a handy downstairs cloakroom to one side.

First Floor

On the first floor, the bright landing area leads to the first floor rooms including a naturally-lit bathroom with window to the rear and contemporary white suite including panelled bath with dual head shower over, concealed cistern WC and vanity wash hand basin, all in white gloss finish, complemented by a chrome ladder style towel radiator. There are three double bedrooms, the master bedroom being a particularly good size with adjoining en suite shower room. Again, this is attractively fitted with generous double shower cubicle finished with grey stone contemporary tiling, WC and vanity wash hand basin with storage.

The properties have underfloor heating on the ground floor giving you more flexibility for furniture layout and a lovely even daytime background heat, whilst there are radiators on the first floor. The

heating is provided by an air source heat pump, and can be controlled by a smart-phone app if you prefer.

Outside

To the left of the property a shared driveway area leads down to a turning area for these two new properties only, which in turn gives access to the double carport / garaging. Both are open fronted and provide parking and storage options, whilst one is open to the rear providing easy direct access to the garden. The second garage is timber clad on three sides and includes external power points and light. The vendors have obtained quotes for a roller-shutter door on the enclosed carport if prospective buyers would like to consider that option.

The rear garden is laid to lawn, gently sloping down to the double carport behind and with a pleasant patio at the rear of the house. Steps lead down to a gravelled area at the rear of the carports ideal for a BBQ etc. At the front.....

Situation

The property is situated in a pleasant position within Horton which also lies adjacent to the village of Broadway. Both Horton and Broadway have a range of village facilities. Each village has a thriving pub and for families there are two playgrounds, a pre-school and the well respected Neroche Primary School in Broadway. There is a post

Horton, Ilminster

Approximate Area = 1048 sq ft / 97.3 sq m (excludes carport)

For identification only - Not to scale

office in Horton, and various parish churches of different denominations locally. The combined villages have a great range of clubs and societies including a thriving cricket club for those who like to get involved in the community. There is also an NHS medical centre within Broadway. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award-winning butchers, delicatessen, cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials.

Tenure
Freehold

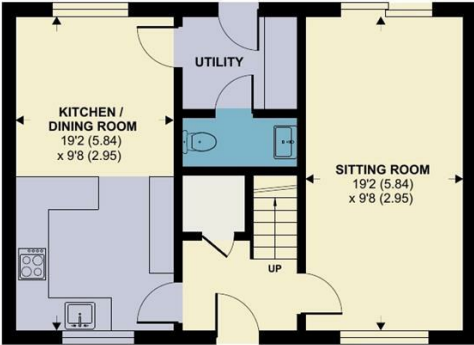
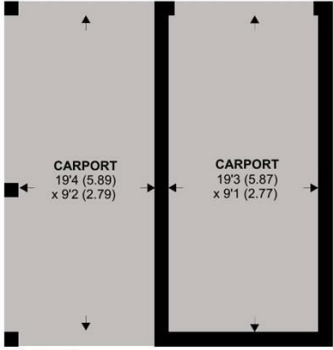
Council Tax
Somerset Council Band D

Services
As these properties are brand new, information is not yet available from Ofcom.org.uk as to the provision of broadband and mobile signal. However, if this is of particular importance to you please contact the office who will be happy to check the situation for you against nearby addresses.

Mains electricity, water and drainage are connected.

Property Information
There have been various planning applications in the village over the past few years. We are not aware of any other applications that should directly impact this property. Buyers are welcome check the local planning map prior to making an appointment to view by using the following link <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9> and inputting the property postcode, then use the planning overlays on the left hand drop down box.

The vendors' solicitors are in the process of drawing up the definitive HMLR compliant plans which will include the necessary rights, easements and / or covenants etc in relation to any shared / turning / parking areas.



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Symonds & Sampson. REF: 1133699

ILM/KJS/4/6/24

Directions
From Ilminster, proceed into Horton from the A358 through Puddlebridge and at the Five Dials Inn take the second right into Pound Road. Proceed down the hill slightly and turn right into Trotts Lane. The property can be found immediately on the left as indicated by our for sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01460 200790
Symonds & Sampson 21 East Street
Ilminster
Somerset
TA19 0AN
ilminster@symondsandsampson.co.uk

ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

