



7a Cad Road

Ilton, Ilminster, Somerset, TA19 9HF

**James
Gray**

ESTATE AGENTS

A spacious terraced house, offering well appointed accommodation with good-sized south facing rear garden, backing onto open farmland. No onward chain.



Key features

- Entrance porch and entrance hall
- Sitting room with open fireplace
- Dining room with doors to south facing rear garden
- Modern kitchen with door to rear garden
- 3 bedrooms and modern bath/shower room
- Electric heating
- Good sized south facing rear garden with greenhouse
- Semi-rural location backing onto farmland
- Accessible location, close to Ilminster and the A303
- No onward chain

Services

Mains electric and water. Private drainage. Electric heating.

EPC

D (60)

Council Tax

C

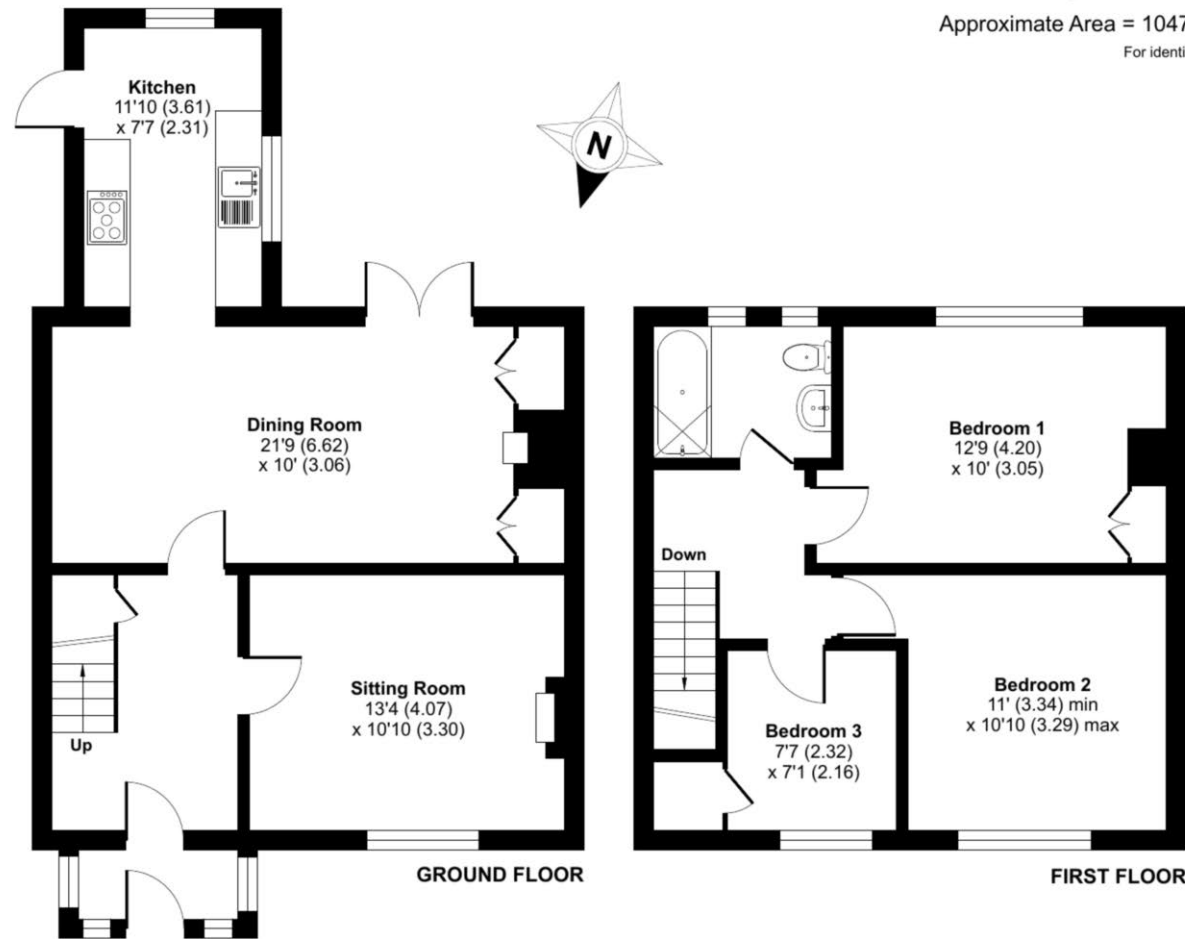




Cad Road, Iminster, TA19

Approximate Area = 1047 sq ft / 97.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for James Gray. REF: 1320206

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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