

for sale

offers in excess of **£270,000**



Church Green Ilton Ilminster TA19 9EY

An exceptional SEMI-DETACHED contemporary home, occupying a central position in the favoured village of Ilton, backing onto the iconic cricket pitch benefiting from fabulous FAR REACHING VIEWS, and displaying an exciting array of NEUTRALLY PRESENTED accommodation throughout.



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Front Door

Leading to...

Entrance Hall

integrated welcome mat. Stairs rise to the first floor.

Sitting Room

19' 2" x 9' 7" max, plus cupboard (5.84m x 2.92m max, plus cupboard)

Double glazed window to front with double glazed double doors to rear opening onto the patio. Radiators. Measurements exclude a useful recessed understairs cupboard.

Kitchen / Diner

19' 2" x 9' 1" (5.84m x 2.77m)

Dual aspect double glazed windows to front and rear with an obscure double glazed door to rear opening onto outside. Radiators. Inset lighting. Partial tiling. The kitchen itself is equipped with a range of wall and base-mounted units with rolltop work surfaces, including a sink and drainer with mixer tap. Integrated electric oven with hob, splashback and cooker hood over.

Utility Room

Rolltop work surface. Wall and base units. Plumbing for an automatic washing machine.

Cloakroom



Suite comprising low level W.C, wash hand basin with mixer tap and splashback tile. Vanity cupboard. Radiator. Inset lights. Extractor fan.

First Floor Landing

Double glazed window to rear with integrated window seat and shelving. Attic hatch. Recessed airing cupboard housing the boiler.

Main Bedroom

11' 11" x 9' 3" max, plus cupboard (3.63m x 2.82m max, plus cupboard)

Double glazed window to front. Radiator. Recessed overstairs cupboard.

En Suite Shower Room

Suite comprising low level W.C, corner shower cubicle with wall-mounted electric shower. Obscure double glazed window to front. Heated towel rail. Wash hand basin with mixer tap, splashback tile and vanity cupboard. Inset lights. Shaver point. Extractor fan.

Bedroom Two

11' 6" max, plus cupboard x 9' 9" (3.51m max, plus cupboard x 2.97m)

Double glazed window to font. Radiator. Recessed overstairs cupboard.

Bedroom Three

7' 4" x 6' 5" plus cupboard (2.24m x 1.96m plus cupboard)

Double glazed window to rear. Radiator. Recessed wardrobe.

Bathroom

Suite comprising low level W.C, bath with shower panel, mixer tap and integral shower over. Obscure double glazed window to rear. Wash hand basin with mixer tap and vanity cupboard.

Partial Tiling. Inset lights. Shaver point. Extractor fan. Heated towel rail.

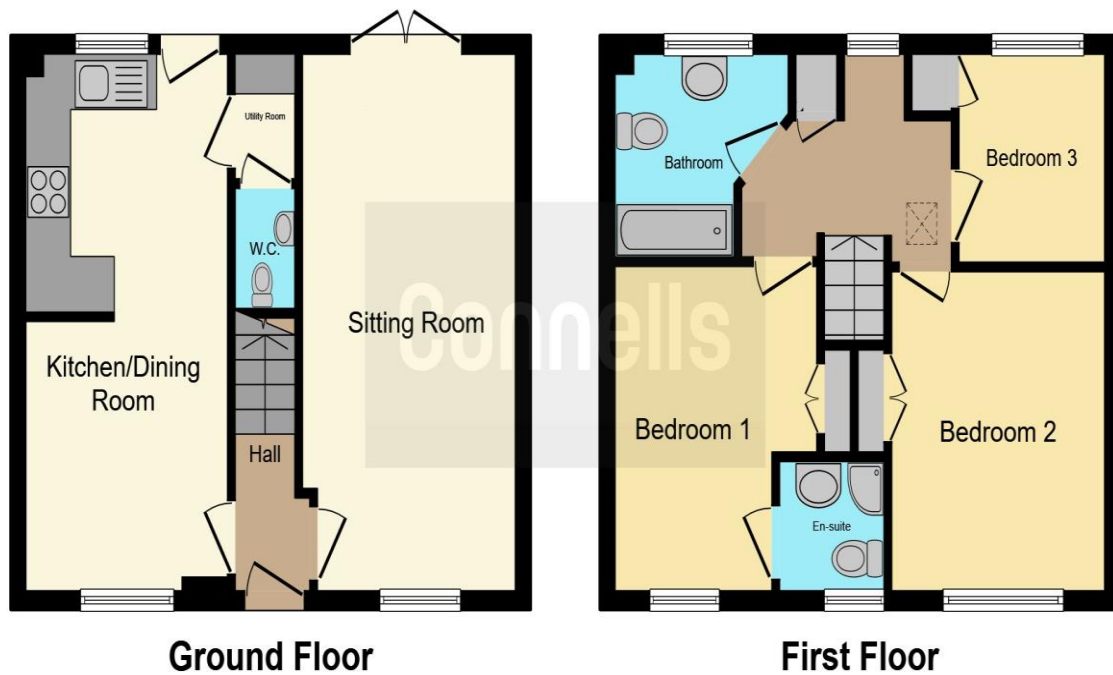
Rear Garden

A generous enclosed garden laid primarily to lawn and stone chippings. Patio area to the side housing a wooden storage shed and gated side pedestrian access. There is also rear pedestrian access leading out to the...

Parking

Tandem driveway to the rear of the property for two cars. There is also a further allocated space located approximately 20 yards from the garden gate.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: TTN312191 - 0008

Tenure: Freehold

EPC Rating: C

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