



6 Standerwick Orchard,





# 6 Standerwick

Broadway, Ilminster, TA19 9SL

Taunton Town Centre 10 Miles.

Individual 4 bedroom detached house with parking, garage and garden. Situated in a tucked away position in the highly desirable village of Broadway.

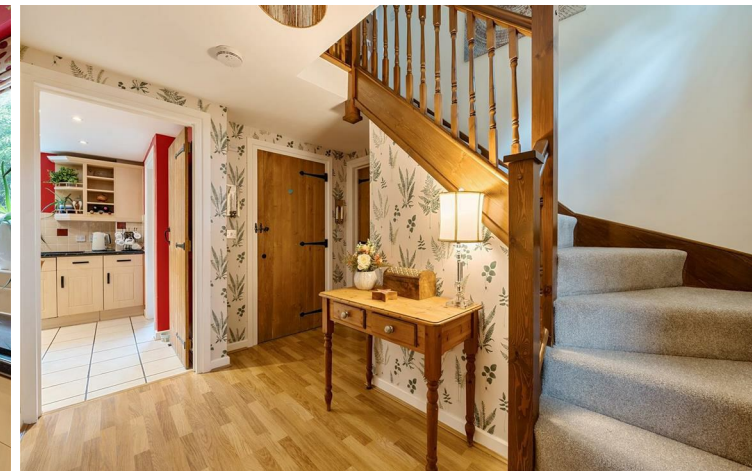
- Sitting room with Multi-Fuel Stove
- Kitchen with range cooker
- 4 bedrooms (1 en-suite)
- Family bathroom
- Garage
- Gardens to front & rear
- Popular village
- Freehold
- Council Tax Band E

Guide Price £499,950

## SITUATION

The house forms part of a small character development that was designed to blend in with the surrounding village street scene offering the chance to own a character home with all the conveniences of a modern property. Whilst located in the village of Broadway, it is within easy reach of both Broadway and Horton. Both villages have a great range of local village facilities. The Bell is a well-supported and popular pub for families and there are 2 playgrounds, a pre-school and a very well respected Neroshe Primary School in Broadway. There is a post office in Horton and various parish churches of different denominations locally. The combined villages of Broadway and Horton have a great range of clubs and societies including a thriving cricket club, NHS doctors surgery / pharmacy within Broadway and the villages are a short drive from the A358 and A303 and therefore have excellent road links.

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, delicatessens, bakers, cheese and dairy shop as well as 2 town centre supermarkets for everyday essentials. Ilminster also provides the local doctors surgeries and dentists as well as various hairdressing salons, dry cleaners and a wonderful well-stocked hardware store.





## DESCRIPTION

6 Standerwick Orchard is an attractive 4-bedroom detached house situated in a wonderful tucked away position in one of the areas most sought after villages with garage, parking and private garden.

## ACCOMMODATION

The accommodation comprises an entrance hallway with a turning staircase to the first floor and a downstairs WC. The sitting room has double doors leading out to the garden and a beautiful brick-built surround fireplace with a multi-fuel stove. The kitchen/dining room spans the depth of the house and has a utility room situated just off the door to the rear garden.

On the first floor, the master bedroom is of generous proportions, as well as having an en-suite shower and built-in wardrobes. The 2 double bedrooms and single bedroom benefit from timber double glazing, which adds to the character of the development, and the heating is a normal wet system with radiators provided by an electric boiler located in the airing cupboard on the first floor.

## OUTSIDE

To the front, there is a pretty front garden enclosed by a wall and gate opening onto the front door via the storm porch. There is a space at the front for a seating area.

The rear walled garden offers a very private area with a walkway leading to a rear entrance and access to the garage, which has been divided to create an office/study area and includes parking for the front.

## SERVICES

Mains water, electricity, and drainage are connected. The property has a new energy efficient, electric boiler that serves the central heating and radiators. This is under warranty until 2025. Broadband available: Superfast, Standard & Ultrafast ADSL. Mobile signal coverage: Voice, Data & Enhanced Data available (Ofcom). Please note the agents have not inspected or tested these services. EPC Rating E.

## DIRECTIONS

From Taunton, proceed along the A358 towards Ilminster. Take a right-hand turn where Broadway is signposted as being one mile away. Turn left onto Goose Lane, which is found in the middle of Broadway. Turn immediately right onto Standerwick Orchard, take the first left, and follow the road around to the right, and the house can be identified on the left.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1245 sq ft / 115.6 sq m  
 Garage = 162 sq ft / 15 sq m  
 Total = 1407 sq ft / 130.6 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom 2: 3.40 x 3.07m / 11'2" x 10'1"
- Bedroom 3: 3.10 x 2.79m / 10'2" x 9'2"
- Bedroom 4: 9'1" x 2.49m / 2.77' x 8'2"
- Bedroom 1: 3.73 x 3.43m / 12'3" x 11'3"

**Ground Floor**

- Kitchen: 6.27 x 3.53m / 20'7" x 11'7"
- Dining Room
- Sitting Room: 6.32 x 3.35m / 20'9" x 11'
- Garage: 5.69 x 2.64m / 18'8" x 8'8"

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1070030



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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