



**STAGS**

2 Tanyard



# 2 Tanyard

Broadway, Ilminster, TA19 9JT

Taunton 8.5 Miles

- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Kitchen / Breakfast Room
- Conservatory
- Utility Room
- Four Bedrooms, Master En-suite
- Garage & Off Road Parking

**Guide price £480,000**

## Situation

2 Tanyard is situated in this popular small development in central Broadway. Broadway together with its sister village of Horton form a very active community with facilities which include a Post Office/stores, a primary school with outstanding Ofsted reports, doctors surgery, village halls, churches, two popular village inns.

To the south west lie the Blackdown Hills designated an Area of Outstanding Natural Beauty providing excellent opportunities for those with country interests. The larger busy market town of Ilminster lies less than three miles to the east, providing a range of facilities fulfilling most day to day needs with a variety of shops including a Tesco store, a medical centre, various churches and schools.

The village is well placed for access to the County town of Taunton 10 miles with its comprehensive facilities, including shops, schools within both the state and independent sectors, a theatre, county cricket ground, race course and mainline station (London Paddington), Chard 5 miles, Axminster and Crewkerne with mainline stations (London Waterloo) 9 miles, Yeovil 15 miles and the South Coast 18 miles.



A well-proportioned four bedroom detached village house with good sized gardens and a double garage.







## Description

2 Tanyard is an attractive modern detached house with mellow brick elevations under a pitched tiled roof with UPVC double glazing and oil fired central heating.

## Accommodation

The accommodation is well laid out and there is a pillared entrance with a front door leading through to an entrance hallway with a turning staircase to the first floor and a door to downstairs cloakroom. The sitting room is dual aspect with an open fireplace with ornate surround and sliding doors leading through to the conservatory, which runs along most of the rear of the property. There is a separate dining room, again with sliding doors leading onto the conservatory. The kitchen is fitted with a range of matching wall and base units with granite effect work tops, inset sink unit, space for a range cooker with extractor hood over, a range of integrated appliances and dual aspect windows overlooking the rear and side gardens. There is a door through to the utility room with a range of fitted units, sink and a door to the side. There is a separate study with a front aspect window.

On the first floor is a landing, which provides access to the four bedrooms. The master bedroom has an en-suite comprising of panelled bath, wash hand basin and low level WC. There are two further bedrooms with built in wardrobes and a further bedroom. There is a family shower room.

## Outside

To the front of the property there is an extensive brick paved driveway, providing parking for numerous vehicles and leads to a detached double garage with twin up and over doors. The front garden is laid to lawn with planted herbaceous borders. There is access to the rear garden, which has a deep paved patio area and access to the garage. The garden is predominately laid to law and surrounded by planted herbaceous borders.

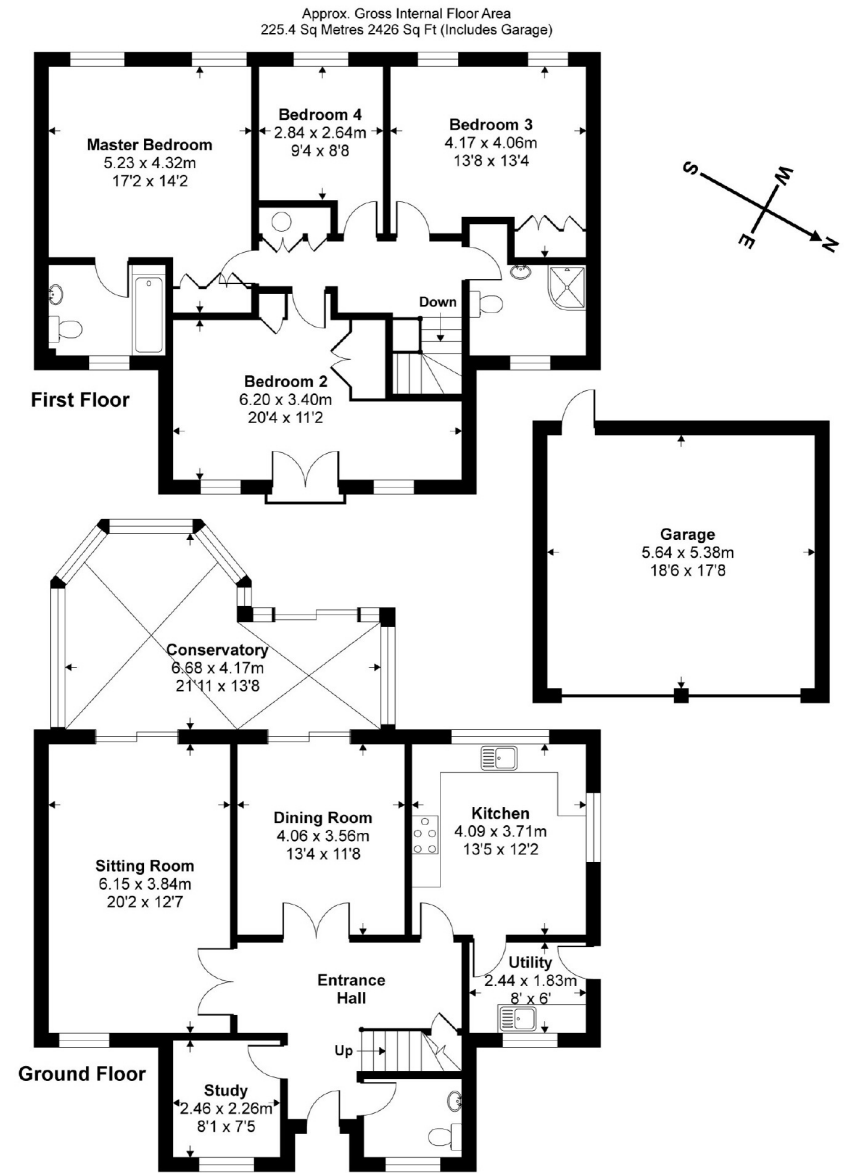
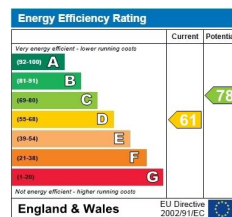
## Directions

From Taunton proceed on the A358 towards Ilminster. Proceed along this road turning Right, sign posted Broadway and proceed into the village, passing the church, health centre and turn left into Tanyard, where No. 2 can be identified on the right hand side.





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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale