



**Rutters Lane, Ilminster TA19 9AN**



**welcome to**

**Rutters Lane, Ilminster**

A fantastic opportunity to purchase this two bedroom flat in the centre of Ilminster town. This well-proportioned flat is an ideal first time buy or investment opportunity. A must see!



### Entrance Hall

Double glazed door to the front. Cupboard housing the boiler.

### Inner Hall

Radiator. Cupboard.

### Lounge/ Diner

17' 3" max x 16' plus door recess ( 5.26m max x 4.88m plus door recess )  
Double glazed window to rear and side. TV point.  
Electric fire. Radiator.

### Kitchen

9' 11" x 7' 2" ( 3.02m x 2.18m )  
Double glazed window to the rear. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Space for cooker. Integrated washing machine. dishwasher and fridge/ freezer.

### Bedroom 1

16' 6" max into wardrobe x 9' 7" plus door recess ( 5.03m max into wardrobe x 2.92m plus door recess )  
Double glazed window to the rear. Fitted wardrobe. Radiator.

### Bedroom 2

13' max into wardrobe x 8' 4" ( 3.96m max into wardrobe x 2.54m )  
Double glazed window to the rear. Fitted wardrobe. Cupboard. Radiator.

### Bathroom

Fitted with a white suite comprising a panelled bath electric shower over, vanity and WC. Extractor fan. Part tiled. Towel radiator.

### Agents Note

The lease is 999 years from 25 March 1988. An annual ground rent of £15 and annual service charge of £1672.57 is payable.



Total floor area 72.1 m<sup>2</sup> (776 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Rutters Lane, Ilminster

- Two Bedroom Ground Floor Flat
- Close To Amenities
- Parking
- Long Lease
- Council Tax Band: A

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£135,000**



### directions to this property:

From Crewkerne town centre take the A30 towards Chard. Take a slight right on Mangle Cave Hill towards Ilminster through Kingstone. At the end of the road stay left onto B3168 then turn right onto Rutters Lane.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRK105649 - 0005

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**01460 73421**



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,  
TA18 7LE



**fox-and-sons.co.uk**