



**St. Peters Close, Ilton, Ilminster TA19 9HU**



**welcome to**

**St. Peters Close, Ilton**

A well presented three bedroom detached family home situated in this popular village location. The property offers accommodation including a good size living room, kitchen diner and conservatory. Outside there is an enclosed rear garden and driveway parking.



## Ground Floor

### Entrance Hall

Double glazed door to front.

### Living Room

17' 11" x 12' ( 5.46m x 3.66m )

Front aspect double glazed bay window. Fitted carpet. TV and telephone point. Radiator.

### Kitchen / Diner

15' x 11' 10" ( 4.57m x 3.61m )

Double glazed door to rear. Side and rear aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Tiled splashbacks. Built-in electric double oven, grill and hob with cooker hood over. Space and plumbing for dishwasher. Breakfast bar. Radiator.

### Utility Room / Cloakroom

6' 6" x 5' 10" max ( 1.98m x 1.78m max )

Side aspect double glazed window. Fitted with a WC and wash hand basin. Space and plumbing for washing machine and tumble dryer. Boiler.

### Conservatory

12' 8" x 8' 6" max ( 3.86m x 2.59m max )

Double glazed door to side. Side and rear aspect double glazed windows. Tiled floor. Radiator.

## First Floor

### Landing

Cupboard. Access to loft. Fitted carpet.

### Bedroom 1

18' x 9' 5" ( 5.49m x 2.87m )

Dual aspect with double glazed windows to front and rear. Fitted carpet. TV point. Two radiators.

### Bedroom 2

13' 4" plus wardrobe x 8' 10" ( 4.06m plus wardrobe x 2.69m )

Two front aspect double glazed windows. Fitted wardrobe. Fitted carpet. Two radiators.

### Bedroom 3

8' 10" x 8' 9" ( 2.69m x 2.67m )

Rear aspect double glazed window. Cupboard. Fitted carpet. Radiator.

### Bathroom

Rear aspect double glazed window. Fitted with a white suite comprising a panelled bath with electric shower over, wash hand basin and WC. Part tiled. Extractor fan. Towel heater.

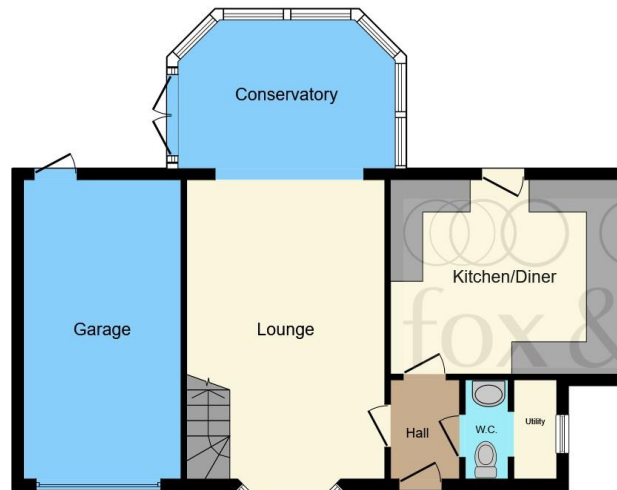
## Outside

To the front of the house, a paved driveway provides parking for around 2-3 cars. The enclosed rear garden is laid to artificial grass with a patio area. Oil tank.

## Garage

18' 1" x 8' 9" ( 5.51m x 2.67m )

With electric roller door, power and light connected, and double glazed door to rear.



Ground Floor



First Floor

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](http://www.focalagent.com)



**view this property online** [fox-and-sons.co.uk/Property/CRK105822](http://fox-and-sons.co.uk/Property/CRK105822)



welcome to

## St. Peters Close, Ilton

- Detached House
- Three Bedrooms
- Enclosed Rear Garden and Driveway Parking
- Popular Village Location
- Council Tax Band: D

Tenure: Freehold EPC Rating: D

offers in the region of

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/CRK105822](https://fox-and-sons.co.uk/Property/CRK105822)



Property Ref:  
CRK105822 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01460 73421**



[Crewkerne@fox-and-sons.co.uk](mailto:Crewkerne@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**