



Suggs Lane, Broadway Ilminster TA19 9RJ

welcome to

Suggs Lane, Broadway Ilminster

An extremely well presented three bedroom detached house set in a sought-after village location. The property offers good size family accommodation including lounge/diner, conservatory, downstairs shower room and upstairs bathroom. Outside there is a garage, driveway and garden.



Ground Floor

Entrance Porch

Double glazed door to front. Front and side aspect double glazed windows. Boiler. Radiator.

Shower Room

Fitted with a shower cubicle, vanity wash hand basin and WC. Part tiled. Shaver point. Extractor fan. Tiled floor. Towel heater.

Living Room

25' 2" x 11' 6" max (7.67m x 3.51m max)
Rear aspect double glazed window. Double glazed bi-fold door to rear. Open fire. Radiator.

Kitchen

17' 3" x 14' 9" max (5.26m x 4.50m max)
Front aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl sink and drainer, and further single bowl sink and drainer. Tiled splashbacks. Built-in electric double oven and hob with cooker hood over. Space and plumbing for dishwasher and washing machine. Integrated fridge/freezer. Tiled floor. Radiator.

Boot Room

7' 6" x 6' 11" max (2.29m x 2.11m max)
Double glazed door to rear. Rear aspect double glazed window. Tiled floor.

Conservatory

12' 5" x 10' 4" (3.78m x 3.15m)
Double glazed door to side. Side and rear aspect double glazed windows. Power and light connected. Tiled floor. Radiator.

First Floor

Landing

Front aspect double glazed window. Fitted carpet.

Bedroom 1

11' 11" x 11' 4" (3.63m x 3.45m)
Rear aspect double glazed window. Two cupboards. Radiator.

Bedroom 2

18' 11" x 8' 11" (5.77m x 2.72m)
Rear aspect double glazed window. Cupboard. Radiator.

Bedroom 3

13' 9" max x 8' 7" (4.19m max x 2.62m)
Front aspect double glazed window. Cupboard. Access to loft. Radiator.

Bathroom

Front aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps and shower over, vanity wash hand basin and WC. Extractor fan. Tiled floor. Towel heater.

Outside

To the front of the house a driveway provides parking and leads to the garage. The rear garden is mainly laid to lawn with a patio. Oil tank.



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



view this property online fox-and-sons.co.uk/Property/CRK106141



welcome to

Suggs Lane, Broadway Ilminster

- Detached House
- Three Bedrooms
- Downstairs Shower Room And Upstairs Bathroom
- Garden, Garage and Driveway Parking
- Popular Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106141



Property Ref:
CRK106141 - 0004

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



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



fox-and-sons.co.uk