



**Moolham Lane, Ilminster TA19 0PB**



**welcome to**

**Moolham Lane, Iminster**

A semi-detached house set in a sought-after village location. The property, which is being sold with the benefit of NO ONWARD CHAIN, offers accommodation including cloakroom, lounge/diner, kitchen, three bedrooms and bathroom. Outside there are gardens to front and rear, and off road parking.



## Ground Floor

### Entrance Porch

Double glazed door to side. Front aspect double glazed window.

### Entrance Hall

Single glazed door to front. Radiator.

### Cloakroom

Side aspect double glazed window. Fitted with a WC and wash hand basin. Tiled floor. Radiator.

### Lounge / Diner

14' 7" max x 11' 11" ( 4.45m max x 3.63m )  
Front aspect double glazed window. Under stair cupboard. Radiator.

### Kitchen

14' 6" x 8' 4" ( 4.42m x 2.54m )  
Rear aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Tiled splashbacks. Built-in electric oven and hob. Space and plumbing for washing machine. Combination boiler.

## First Floor

### Landing

Side aspect double glazed window. Access to loft.

### Bedroom 1

11' 10" x 8' 9" max ( 3.61m x 2.67m max )  
Rear aspect double glazed window. Radiator.

### Bedroom 2

8' 9" x 8' 4" ( 2.67m x 2.54m )  
Rear aspect double glazed window. Radiator.

### Bedroom 3

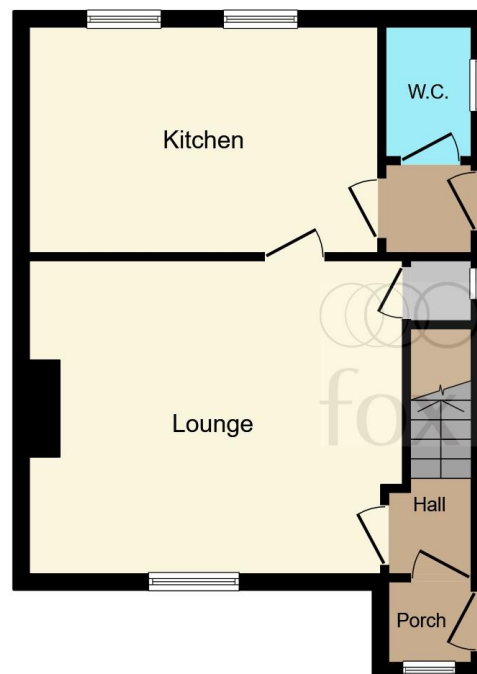
9' 10" max x 8' 6" ( 3.00m max x 2.59m )  
Front aspect double glazed window. Radiator.

### Bathroom

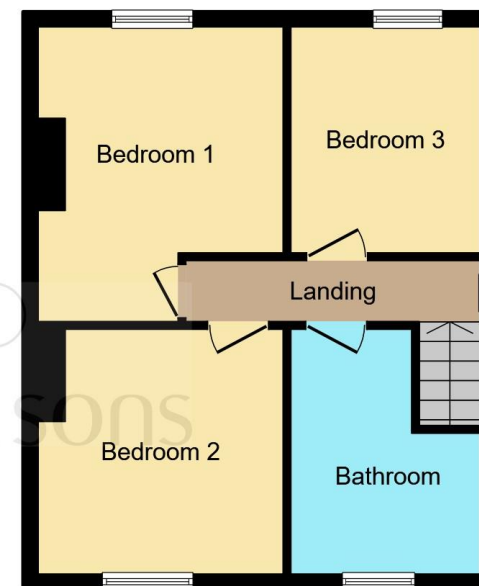
Front aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps and shower over, wash hand basin and WC. Part tiled. Extractor fan. Towel heater.

## Outside

At the front of the house the garden is laid to lawn, there is a gravelled off road parking area. The enclosed rear garden is laid to lawn with a garden shed.



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)



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## **Moolham Lane, Iminster**

- Semi-Detached House
- Three Bedrooms
- Downstairs Cloakroom
- Gardens To Front And Rear
- Off Road Parking For Two Cars
- NO ONWARD CHAIN!
- Council Tax Band: B

Tenure: Freehold EPC Rating: C

# £240,000



Please note the marker reflects the postcode not the actual property

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