



**Hawthorn Road, Ilton, Ilminster TA19 9FR**



**welcome to**

## **Hawthorn Road, Ilton, Ilminster**

A well presented three bedroom semi-detached house within the village of Ilton. The property offers accommodation briefly comprising living room, dining room, kitchen, three bedrooms, master bedroom en suite and family bathroom. Outside there is an enclosed rear garden, garage and driveway parking.



## Ground Floor

### Entrance Hall

Radiator.

### Living Room

11' 2" x 14' 4" max ( 3.40m x 4.37m max )

Front aspect double glazed bay window. Side aspect double glazed window. Radiator.

### Dining Room

9' 8" x 9' 8" max ( 2.95m x 2.95m max )

French doors to garden.

### Kitchen

9' 1" x 12' 7" max ( 2.77m x 3.84m max )

Rear aspect double glazed window. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Space and plumbing for washing machine. Radiator.

### Cloakroom

Fitted with a WC and wash hand basin.

## First Floor

### Landing

Two cupboards. Access to loft.

### Bedroom 1

10' 5" x 12' 8" ( 3.17m x 3.86m )

Front aspect double glazed window. Fitted carpet. Radiator.

### En Suite

Fitted with a shower cubicle, wash hand basin and WC. Front aspect double glazed window with obscure glazing.

### Bedroom 2

9' 8" plus door recess x 9' 8" ( 2.95m plus door recess x 2.95m )

Radiator. Rear aspect double glazed window.

### Bedroom 3

9' x 6' 10" ( 2.74m x 2.08m )

Rear aspect double glazed window. Radiator.

## Outside

At the front of the house there is a small area of garden laid to stone chippings. A driveway provides parking and leads to the single garage. The enclosed rear garden is mainly laid to artificial lawn with a patio seating area.

## Agents Note

The solar panels are owned outright.



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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## **Hawthorn Road, Ilton, Ilminster**

- Semi-Detached House
- Three Bedrooms
- Master Bedroom En Suite
- Enclosed Rear Garden
- Garage And Driveway Parking

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

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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