



Southfields, Horton Cross Ilminster TA19 9PT

welcome to

Southfields, Horton Cross Ilminster

A very well presented Grade II Listed end of terrace cottage situated in a village location. The property, which offers deceptively large rooms, retains some character features such as exposed beams and fireplace with wood burner in the living room. Outside there is a garden and a garage nearby.



Ground Floor

Entrance Porch

Double glazed door to front. Tiled Floor

Living Room

17' 1" max x 18' max (5.21m max x 5.49m max)

Two rear aspect double glazed windows with window seats. Fireplace with wood burner and slate tiles. Feature beams. Fitted carpet and tiled area. Radiator.

Kitchen

9' max x 23' 9" max (2.74m max x 7.24m max)

Two front aspect double glazed windows. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Built-in oven and induction hob with cooker hood over. Integrated dishwasher. Spotlights. Radiator.

Utility / WC

5' x 8' 9" (1.52m x 2.67m)

Two side aspect double glazed windows. Fitted with a WC. Wash hand basin. Fitted base units. Space and plumbing for washing machine.

First Floor

Landing

Access to loft. Fitted carpet. Radiator.

Bedroom 1

17' 6" max x 10' 7" (5.33m max x 3.23m)

Front aspect double glazed window. Side aspect double glazed window with window seat. Over stairs cupboard. Radiator.

Bedroom 2

12' 4" x 9' 1" (3.76m x 2.77m)

Side aspect double glazed window. Wooden floor. Radiator.

Bedroom 3

7' 5" x 10' 8" (2.26m x 3.25m)

Side aspect double glazed window with window seat. Wooden floor. Radiator.

Bathroom

Rear aspect double glazed window. Part tiled. Fitted with a suite comprising a panelled bath, shower cubicle, wash hand basin and WC. Underfloor heating. Heated towel rail.

Outside

At the front of the house there is an enclosed garden mainly laid to lawn with a paved patio.

Single Garage

Situated nearby in a block.



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



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welcome to

Southfields, Horton Cross Ilminster

- End Of Terrace House
- Three Bedrooms
- Grade II Listed
- Deceptively Spacious With High Ceilings Upstairs
- Enclosed Front Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRK106405 - 0006

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