



6, Fairfield





# 6, Fairfield

Ilminster, Somerset TA19 9PE

Taunton 12 miles Yeovil 15 miles A303 0.9 mile

A recently updated 3 bedroomed semi-detached property with stylish bathrooms, a new kitchen, decorated in contemporary colours with the benefit of a double garage. EPC Band D

- Double Garage (leasehold - 999 years from 2001)
- Open Plan Living/Dining Room
- Downstairs Cloakroom
- Well presented and updated throughout
- Council Tax Band C
- Shaker Style modern Kitchen with butchers block
- 3 Bedrooms (1 En-Suite) & Family Bathroom
- South East facing enclosed rear garden
- Property Freehold, Garages Leasehold

Guide Price £265,000

## SITUATION

Built in 2002 6 Fairfield is a modern semi-detached property within an easy walk of the town, Doctors surgery, schools and local leisure facilities. Ilminster is a charming and popular market town with superb local independent shops and excellent day to day amenities, schools, the beautiful Minster and has easy access to both the A303 and M5. The Jurassic coastline is within a 30 mins drive and the nearby cycle path provides access to the countryside along the old railway line.

## DESCRIPTION

Built of reconstituted stone under a tiled roof the property has the benefit of gas central heating and double glazing throughout. 6 Fairfield has undergone a programme of refurbishment since the current owners moved in. The cloakroom, family bathroom and en-suite have all been upgraded with modern fittings and tiling throughout. The kitchen has been updated and now includes a fabulous butchers block. The property has been painted with a tasteful palette of contemporary colours and includes new carpets and flooring throughout. The property is ready for a buyer to move straight in and would also suit an investor who wanted a property ready to let out.





## ACCOMMODATION

Steps up to the front door with canopy porch over, leading into the hallway, cloakroom with WC and wash hand basin with storage below and modern towel rail. The kitchen has shaker style wall and floor units, sink unit, wooden work surfaces and fabulous freestanding butchers block with wooden top and storage below. Space for fridge freezer, dishwasher and washing machine. Integrated oven with hob and extractor over and gas boiler. The Living/Dining Room is a spacious room with modern flooring and French doors to the garden with a further window to the rear. There is a useful downstairs cupboard. On the first floor landing there is an airing cupboard with pressurised hot water tank. Principle bedroom a good size room with built-in cupboard and lovely modern en-suite shower room with tiled surrounds, wc and vanity wash hand basin. Bedroom 2 is a lovely double room and bedroom 3 is a single or a generous office/study. The family bathroom is again modern and beautifully appointed including a bath with shower over and tiled surrounds, WC and vanity wash hand basin.

## OUTSIDE

To the front is a low maintenance gravelled area with box hedging and climbing rose. To the rear is a partly walled and fully enclosed South East facing garden, laid to lawn with a side gate and small patio area. Behind the garden is a useful double garage with two up and over doors providing fantastic storage and this is a wonderful and rare addition to the property. the garages are leasehold on a 999 year lease which commenced 29.07.2001 with a peppercorn rent and £60 per annum insurance fee.

## VIEWINGS

Strictly by appointment through the vendor selling agent. Stags, Yeovil office, telephone 01935 475000.

## SERVICES

All mains services are connected. Gas fired central heating.  
Broadband Availability: ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps (ofcom)  
Mobile Availability: EE, THREE, VODAFONE and O2 (ofcom)

## GARAGE LEASEHOLD INFORMATION

999 years from 29.7.2001. Service Charge: Peppercorn.

## DIRECTIONS

Proceed along Canal Way taking the 2nd turning left into Fairfield where the property can be found on the right hand side.

## FLOOR RISK STATUS

Very Low (Environmental agency)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 768 sq ft / 71.3 sq m  
 Garage = 303 sq ft / 28.1 sq m  
 Total = 1071 sq ft / 99.4 sq m  
 For identification only - Not to scale

**Garage**  
5.46 x 5.13m  
17'11 x 16'10

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1173271