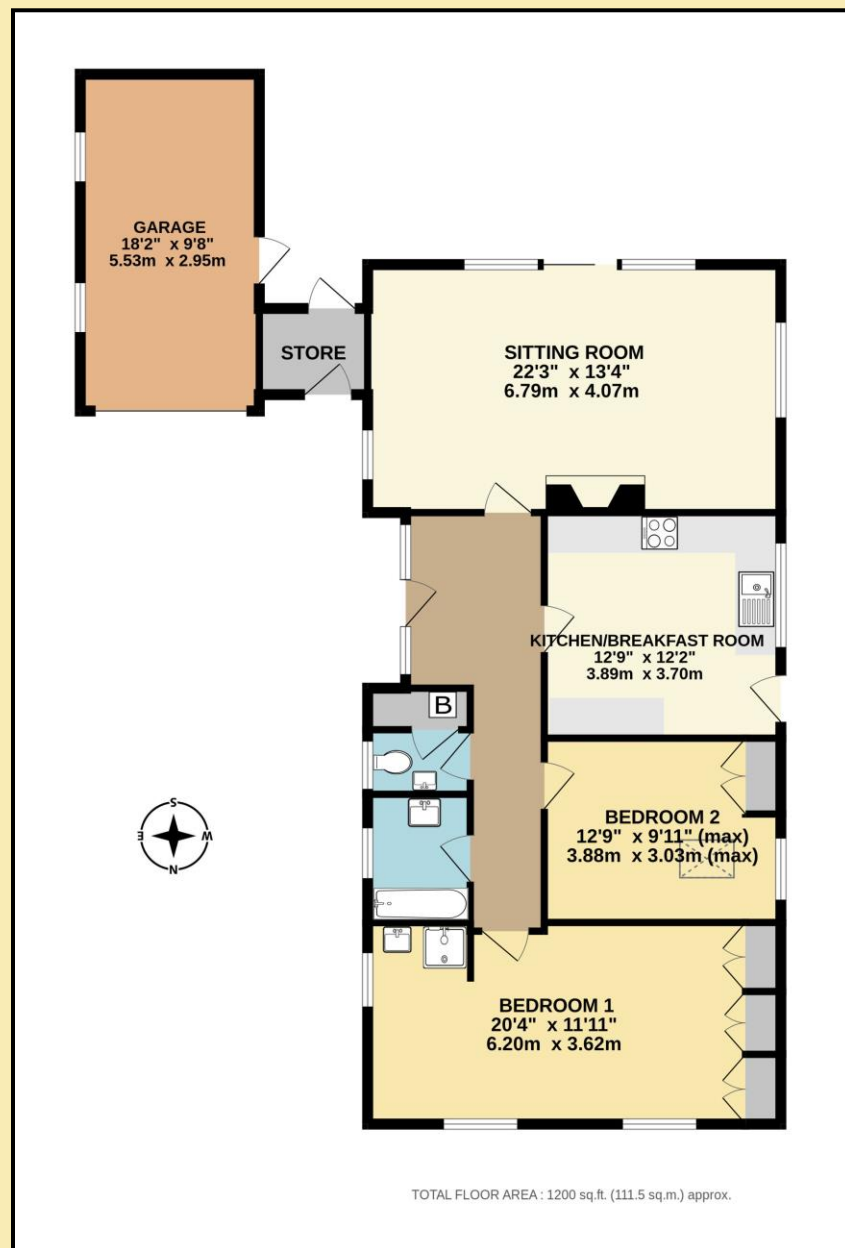




Tenure: Freehold

Council Tax: Band E

Energy Performance Rating: Band D (58)

Services: Mains Electric, Water and Drainage. Oil Fired Heating.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale



Guide Price: £495,000

**Broadway Road, Broadway, Nr Ilminster,
Somerset TA19 9RB**

Independent Sales, Lettings and Property Management Agents
Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT.
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T: 01460 68890
E: chard@tarrresidential.co.uk
W: www.tarrresidential.co.uk

Tarr Residential

**Heathers, Broadway Road,
Broadway, Nr Ilminster,
Somerset
TA19 9RB**

Guide Price: £495,000

- **NO ONWARD CHAIN**
- **Attractive Spacious Detached Bungalow**
- **Sought After Village Location**
- **Mature South Facing Private Garden**
- **2 Double Bedrooms**
- **22ft Triple Aspect Sitting/Dining Room**
- **Fitted Kitchen/Breakfast Room**
- **White Suite Bathroom & Separate WC**
- **Double Glazing & Oil Fired Heating**
- **Garage & Off Road Parking for Multiple Vehicles**

A most attractive Cotswold stone built detached 2 double bedroom bungalow with garage, off road parking for multiple vehicles and a mature enclosed south facing garden, all situated towards the sought after village centre of Broadway. The spacious property comprises; entrance hall, 22ft triple aspect sitting room with fireplace and access to the garden, fitted kitchen/breakfast room, en suite shower and wash basin to the master bedroom, white suite bathroom and a separate WC. Further benefits from a large loft space with potential for further development subject to the required planning permissions. Stone mullion double glazing and oil fired heating.



Approach

Approached via twin opening gates giving access to the driveway with off road parking spaces for multiple vehicles heading the garage. Two low steps rise to the storm porch with outside light over. Solid wood front door with secondary glazed panels to either side opens to:

Entrance Hall

With two single panel radiators, smoke detector, coving and access to the large roof space with potential for further development subject to the required planning permissions.

Sitting/Dining Room: 22' 3" x 13' 4" (6.79m x 4.07m)

A triple aspect room with double glazed windows to either side and double glazed sliding patio doors opening to the garden. Feature fireplace with an inset electric fire. Two double panel radiators, three wall light points, TV point, feature exposed beam, coving and a serving hatch from the kitchen.

Kitchen/Breakfast Room: 12' 9" x 12' 2" (3.89m x 3.70m)

Fitted with a range of light fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Space for an electric cooker. Space and plumbing for a washing machine and spaces for under counter fridge and freezer. uPVC double glazed window to the rear aspect and a part double glazed door opening to outside. Coved ceiling.

Bedroom 1: 20' 4" x 11' 11" (6.20m x 3.62m)

A dual aspect room with two stone mullion double glazed window to the side and a further stone mullion double glazed window to the front. Range of built in wardrobes and drawers. Two double panel radiators and three wall light points. Fitted square cubicle with a glass screen, door and a wall mounted Mira electric shower over. Vanity storage unit with an inset wash hand basin, mixer tap, tiled splash back and wall light over.

Bedroom 2: 12' 9" x 9' 11" (3.88m x 3.03m) (max)

uPVC double glazed window to the rear aspect and a skylight window. Built in double wardrobe, single panel radiator and coving.

Bathroom: 6' 11" x 5' 6" (2.11m x 1.68m)

Fitted with a white two piece suite comprising; panel bath with a mixer tap over. Vanity storage unit with an inset wash hand basin with mixer tap over. Wall tiling to splash prone areas, tiled flooring, single panel radiator and coving. Stone mullion double glazed window to the front aspect.

Cloakroom: 5' 6" x 3' 5" (1.68m x 1.05m)

Fitted with a white two piece suite comprising; low level WC and a vanity storage unit with an inset wash hand basin and mixer tap over. Stone mullion double glazed window to the front aspect and tiled flooring. Built in cupboard housing the Firebird oil fired boiler and how water cylinder tank.

Garage: 18' 2" x 9' 8" (5.53m x 2.95m)

An attached single garage with a pitched and tiled roof, up and over door to the front aspect heading the driveway. Two stone mullion windows to the side aspect and an access door from the rear garden. Power and light connected and a water tap. Attached is a store with separate access from the front and further access to the rear garden. Tiled flooring.

Outside

The property enjoys superb mature gardens and is accessed via twin opening timber gates heading the driveway and providing off road parking for multiple vehicles. The front garden is mainly laid to lawn with beds and borders filled with an extensive variety of mature shrubs, trees and plants. Gates and doors to either side of the property give access to:

The south facing level enclosed rear garden enjoys a high degree of privacy. A paved patio can be accessed from the sitting room doors and leads on to the main lawn with beds and borders filled with an established variety of mature shrubs, trees and plants giving 'year round' interest. The oil storage tank is located at the rear of the garage and an area to the side of the garage can be used as storage and houses a timber shed. Space for a timber summerhouse.