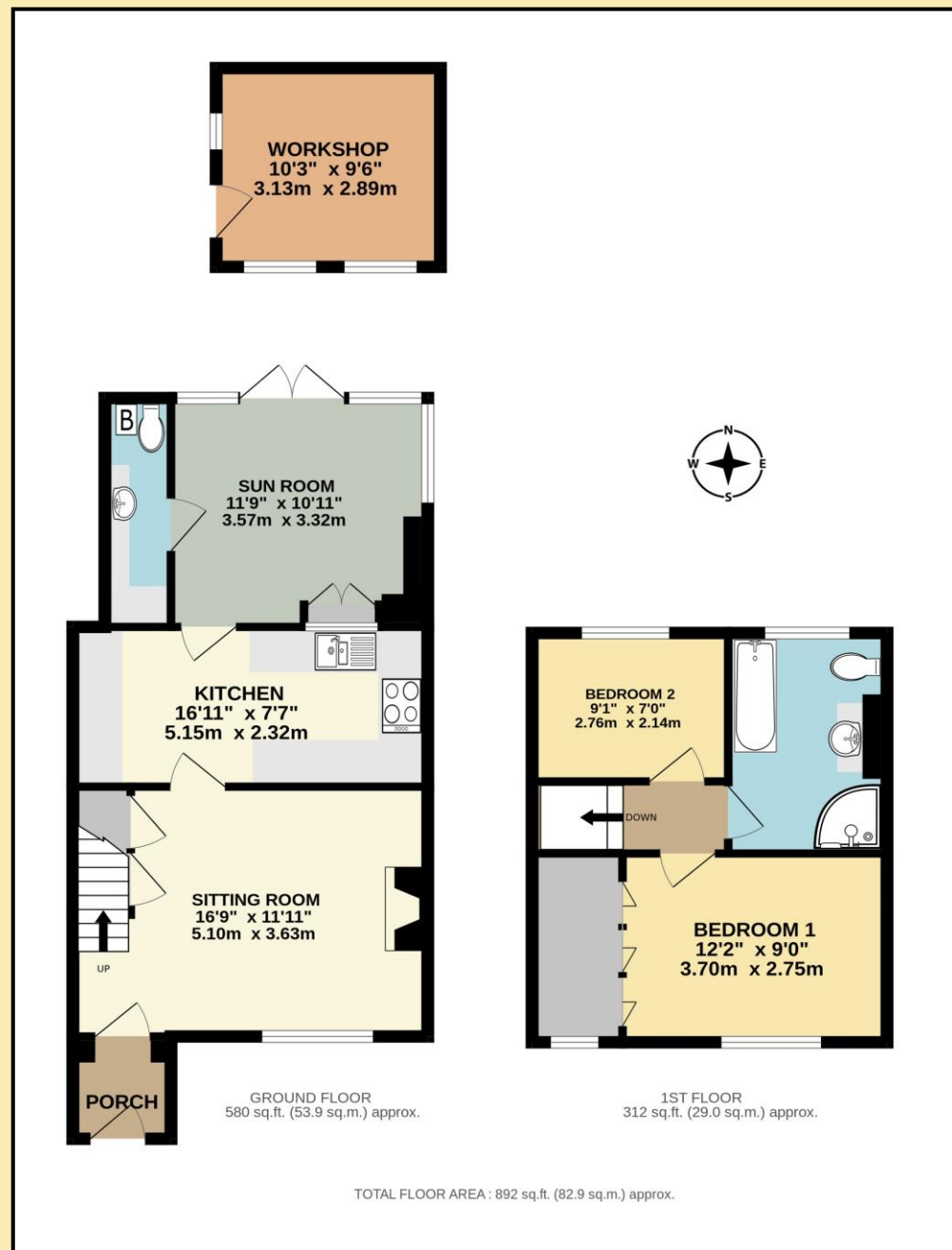




Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: Band D (67)

Services: Mains Gas, Electric and Water. Shared Septic Tank for Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential On 01460 53315 or at 10 Silver Street, Ilminster, Somerset.

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: £310,000
New Buildings, Dawlish Ford, Ilminster,
Somerset TA19 0PE

**Cobweb Cottage,
7 New Buildings,
Dawlish Ford, Ilminster,
Somerset,
TA19 0PE**

Guide Price: £310,000

- Charming 2 Bedroom Terraced Cottage
- Hamlet Location on the Outskirts of Town
- Large Mature Garden with Summerhouse
- 16ft Sitting Room with Log Burner
- Fitted Kitchen with Integrated Appliances
- Sun Room with Access to the Rear Courtyard
- Cloakroom/Utility Area & Entrance Porch
- First Floor 4 Piece White Bathroom Suite
- Double Glazing & Gas Fired Heating
- Off Road Parking for 2 Vehicles

Situated on the very outskirts of Ilminster within the hamlet of Dowlsh Ford yet within walking distance to the town is this most charming stone built terraced, 2 bedroom cottage with countryside views and the added benefit of off road parking, large mature south facing front garden backing onto the pretty river and an enclosed rear courtyard with workshop. The property comprises entrance porch, sitting room with fireplace and log burner, modern fitted kitchen with integrated appliances, good size sun room with access to the courtyard, cloakroom/utility area and a first floor 4 piece white suite bathroom. Further benefits from a NEW roof, double glazing, gas fired heating via combination boiler and a neutral decoration throughout.



Approach

Approach via a gravel driveway leading to the off road parking area and the attractive stone arched porch with a solid timber front door opening to:

Entrance Porch: 4' 10" x 4' 6" (1.48m x 1.38m)

With a tiled floor and further solid wood door opening to:

Sitting Room: 16' 9" x 11' 11" (5.10m x 3.63m)

Feature stone fireplace with an inset log burner and display alcoves either side. Double glazed window to the front aspect, single panel radiator, two wall light points, stairs rising to the first floor with a built in cupboard below. Tiled flooring continuing throughout the ground floor and a solid wood door to:

Kitchen: 16' 11" x 7' 7" (5.15m x 2.32m)Comprehensively fitted with a modern range of light fronted wall and base units with corner carousels and under unit lighting. Rolled edge worktops with an inset stainless steel one and a half bowl and drainer with mixer tap and all complemented by tiled splash backs. Built in high level double oven with a separate large ceramic hob and concealed extractor over. Integrated Bosch dishwasher, fridge and freezer. Double glazed window in the sunroom, recessed ceiling spotlights and coving. Stable door opening to:

Sun Room: 11' 9" x 10' 11" (3.57m x 3.32m)

Constructed of uPVC double glazed sealed units with an insulated roof over. Double glazed french doors opening to the rear courtyard. Single panel radiator, TV point, two wall light points and a small built in cupboard. Door to:

Cloakroom/Utility Area: 11' 9" x 10' 11" (3.57m x 3.32m)

Fitted with a white two piece suite comprising; low level WC and a wash hand basin with taps and a tiled splash back over. Wall mounted Vaillant gas fired combination boiler. Space and plumbing for a washing machine and tumble dryer over.

First Floor Landing

With access to the roof void and a smoke detector.

Bedroom 1: 12' 2" x 9' 0" (3.70m x 2.75m)

Double glazed window to the front aspect with excellent views over the gardens and beyond. Stripped floorboards, single panel radiator and exposed beams. Built in wardrobe spanning the full width of the room with bi-folding doors and a double glazed window to the front aspect.



Bedroom 2: 9' 1" x 7' 0" (2.76m x 2.14m)

Double glazed window to the rear aspect over looking fields beyond, stripped floorboards, single panel radiator and exposed beams.

Bathroom: 10' 6" x 7' 3" (3.19m x 2.22m)

A superb bathroom fitted with a white four piece suite comprising; corner cubicle with a glass screen, door and wall mounted thermostatic shower over. Panel bath with a telephone style mixer tap with shower attachment over. Vanity unit with an inset wash hand basin over and storage cupboards below. Low level WC. Double glazed window to the rear aspect, part tiled walls and tiled flooring. Chrome ladder style heated towel rail, double panel radiator, vaulted ceiling with exposed beams and recessed spotlights.

Workshop: 10' 3" x 9' 6" (3.13m x 2.89m)

A stone and brick built workshop located in the rear courtyard. Double glazed windows to the front and side aspects. Access door to the side. Power and light connected.

Outside

The property is located in the quiet hamlet location of Dowlsh Ford yet within walking distance to the Ilminster town. Approached via a shared driveway along the front of the cottages leading to the off road parking for two vehicles which over looks:

The main south facing mature garden is at the front of the cottages, extends to approximately 100ft and backs on to the pretty river. A brick path winds down through the garden from the parking spaces with areas laid to grass and gravel chippings to a timber summerhouse with decked verandah. A gate gives access to the river bank and an additional storage shed. At the rear of the property is a private courtyard accessed from the sunroom doors with space for seating and features the workshop. A rear gate gives access to Moolham Lane. Outside water tap and power point.