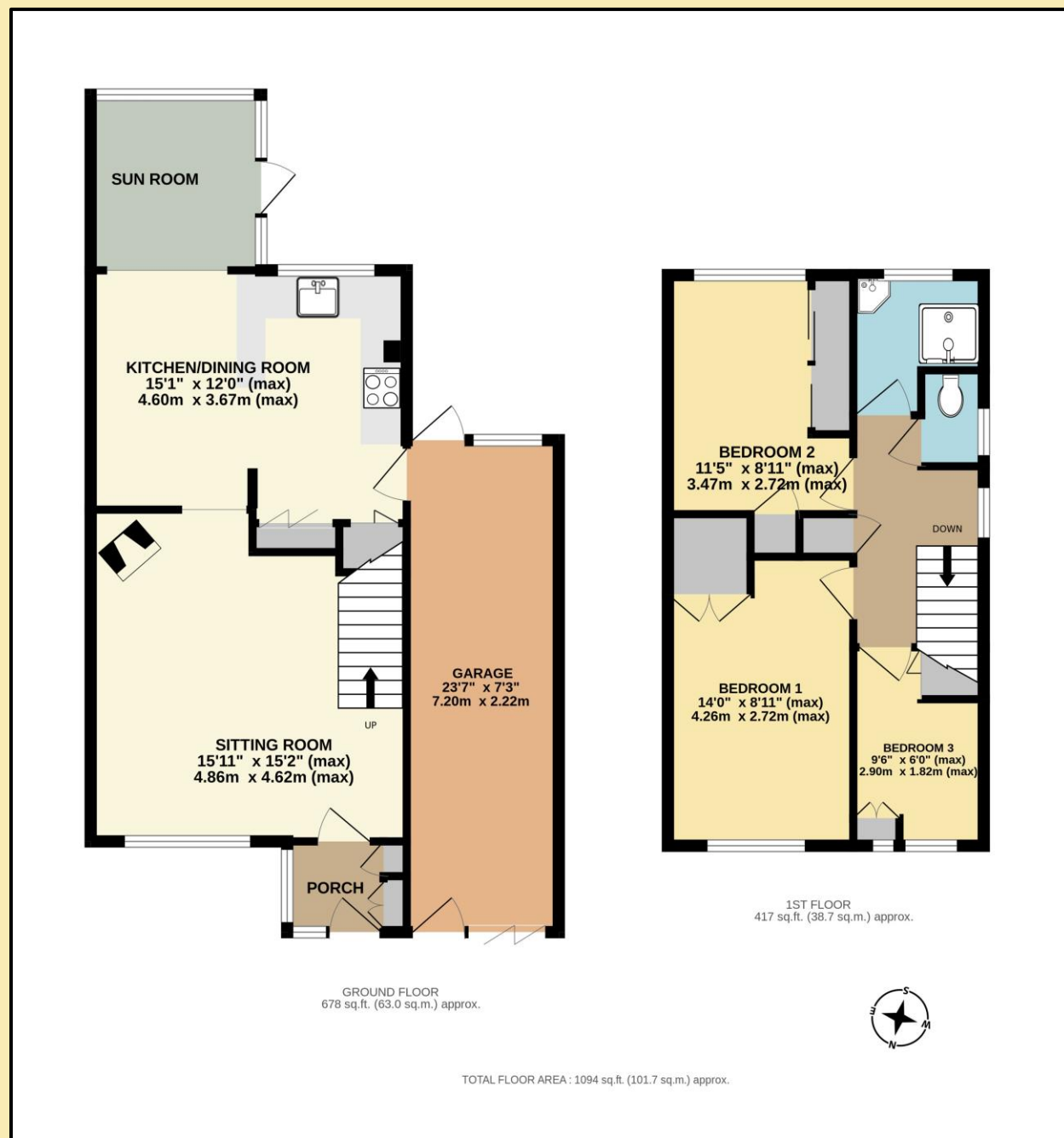




Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: E (52)

Services: Mains Electric, Water and Drainage

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: £335,000

Stoford Place, Broadway, Nr Ilminster, TA19 9RZ

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**8 Stoford Place,
Broadway, Nr Ilminster
Somerset
TA19 9RZ**

Guide Price: £335,000

- **Beautiful Semi Detached Property**
- **Desirable Village, Cul-de-Sac Location**
- **3 Bedrooms**
- **Fitted Kitchen/Dining Room & Sunroom**
- **Sitting Room with Log Burner**
- **First Floor White Suite Shower Room & Separate WC**
- **Entrance Porch with Storage**
- **Double Glazing & Electric Heating**
- **7m Long Garage & Off Road Parking**
- **Low Maintenance Garden Backing on to an Orchard**



A beautifully presented 3 bedroom semi detached property with a south facing rear garden backing on to an orchard, 7m long garage and off road parking, all situated in the highly desirable Stoford place cul-de-sac location in the village of Broadway. The property comprises; entrance porch with built in storage, sitting room with log burner, modern fitted kitchen/dining room, sunroom over looking the garden and beyond, first floor white suite shower room and a separate WC. Further benefits from double glazing and electric heating.



Approach

Approached via the block paved driveway heading the garage **and part double glazed front door opening to:**

Entrance Porch: 5' 9" x 4' 5" (1.76m x 1.34m)

With double glazed windows to the front and side aspects, tiled flooring and built in storage cupboards housing the electric consumer unit and meter. Further part glazed door to:

Sitting Room: 15' 11" x 15' 2" (4.86m x 4.62m) (max)

Double glazed window to the front aspect with a bowed sill, feature freestanding log burner set to one corner on a stone hearth. TV point and an opening to:

Kitchen/Dining Room: 15' 1" x 12' 0" (4.60m x 3.67m) (max)

Fitted with a modern range of solid oak light grey fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset 'butler' style sink with a mixer tap over. Built in Beko oven with a halogen hob and a stainless steel chimney style extractor over. Integrated dishwasher. Built in pantry cupboards. Double glazed window to the rear aspect, access door to the garage, power point with USB ports and laminate flooring continuing through to:

Sunroom

Over looking the rear garden and orchard beyond. Good quality timber construction with double glazed sealed units and an insulated roof over. Part double glazed door opening to the garden. Feature panelled wall.

First Floor Landing

With a double glazed window to the side aspect, electric night storage heater, access to the roof void and a built in storage cupboard.

Bedroom 1: 14' 0" x 8' 11" (4.26m x 2.72m)

Double glazed window to the front aspect, deep built in double wardrobe, coved ceiling and recessed ceiling spotlights.

Bedroom 2: 11' 5" x 8' 11" (3.47m x 2.72m) (max)

Double glazed window to the rear aspect with superb views over the adjacent orchard. Built in triple wardrobe, dado rail and coving.

Bedroom 3: 9' 6" x 6' 0" (2.90m x 1.82m)

Double glazed window to the front aspect, built in over stairs storage cupboard and a further built in storage.

Shower Room: 6' 8" x 5' 10" (2.03m x 1.79m) (max)

Fitted with a modern white two piece suite comprising; 900 x 900mm square cubicle with a glass screen, door and wall mounted thermostatic shower with rainfall head over. Corner vanity storage unit with a wash hand basin and mixer tap over. Obscure double glazed window to the rear aspect, ladder style heated towel rail and recessed ceiling spotlights.

WC: 4' 7" x 2' 11" (1.40m x 0.90m)

Fitted with a white low level WC. Obscure double glazed window to the side aspect, half wood panelled walls and laminate tile effect flooring.

Garage: 23' 7" x 7' 3" (7.20m x 2.22m)

An attached longer than average garage with bi-folding door to the front aspect heading the driveway. Window and part glazed door opening to the garden. Space and plumbing for a washing machine and space for an upright fridge/freezer. Power and light connected.

Outside

The outside of the property is very low maintenance and benefits from off road parking for three vehicles via the block paved driveway heading the garage and front door.

The well kept south facing rear garden enjoys excellent views over the adjacent fields and is fully enclosed by timber fencing. Low maintenance with seating areas laid to paving, decorative gravel chippings, timber decking and artificial grass. A raised bed retained by sleepers at the rear boundary is planted with a good variety of low plants and shrubs.