



Tenure: Freehold

Energy Performance Rating: C (72)

Services: Mains Gas, 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

Council Tax: Band F

Guide Price: £475,000

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- **NO ONWARD CHAIN**
- **Attractive Spacious Chalet Style Bungalow**
- **Quiet Cul-de-Sac close to the Town Centre**
- **4 Bedrooms, 2 with En-Suites**
- **Superb 24ft Kitchen/Breakfast Room & Utility**
- **Separate Sitting Room, Conservatory & Dining Room**
- **Spacious Hall, Landing & 2 Further Shower Rooms (one to Ground Floor & one to First Floor)**
- **Gas Fired Heating & Double Glazing**
- **Garage & Off Road Parking**
- **Private Level & Enclosed Gardens**



Conveniently located within a short walk of the Ilminster town centre is this attractive 4 bedroom chalet style bungalow enjoying a corner plot with garage and off road parking, all situated within the small exclusive Breowan Close cul-de-sac development. The property comprises; spacious entrance hall, 24ft sitting room open to the superb 24ft kitchen/breakfast room with bi-folding doors to the conservatory. Dining room, utility room, study/bedroom 4, en suite bathroom to the ground floor bedroom and a further en suite to the master bedroom on the first floor. Additional and separate ground floor and first floor shower rooms. Further benefits, stone mullion double glazed windows, gas fired heating and mature private gardens.



Approach

Approached via the driveway heading the garage and a path to the storm porch with a composite part double glazed front door, light over and opening to:

Entrance Hall

A light spacious hall with stairs rising to the first floor, solid wood parquet flooring, single panel radiator, coved ceiling and a smoke detector. Built in storage cupboard housing the electric consumer unit.

Sitting Room: 23' 11" x 12' 8" (7.30m x 3.87m)

Two stone mullion double glazed windows to the front aspect, wood effect laminate flooring, two double panel radiators, TV aerial point and a telephone point. Coved ceiling. Large opening to:

Kitchen/Breakfast Room: 24' 0" x 10' 5" (7.31m x 3.18m)

A superb room comprehensively fitted with a modern range of light gloss fronted, spot closing wall and base units complete with pull out larder baskets and corner carousels, all complemented by quartz effect worktops and upturns. Inset one and a half bowl and drainer with mixer tap over. Built in high level Bosch double oven with a separate large Bosch induction hob, glass splash back and a stainless steel chimney style extractor over. Space and plumbing for a dishwasher and space for a large upright fridge/freezer. Breakfast bar feature with space for seating under. Stone mullion double glazed window to the rear aspect, modern wall mounted radiator, power point with USB ports and bi-folding doors opening to:

Conservatory: 20' 6" x 7' 11" (6.25m x 2.42m)

Constructed on low brick built walls with uPVC double glazed sealed units and glass roof over. Double glazed sliding patio doors to both side aspects and opening to outside. and opening to the patio and garden. Double panel radiator, power point with USB ports and tiled effect vinyl flooring.

Utility Room: 9' 1" x 5' 9" (2.77m x 1.76m)

Fitted with a range of modern wall and base units, square edge worktops and all complemented by tiled splash backs. Inset ceramic bowl with mixer tap over. Space and plumbing for both a washing machine and tumble dryer. Space for an under counter freezer. Double glazed window to the rear aspect, single panel radiator, coved ceiling and an internal access door to the garage.

Dining Room: 14' 4" x 12' 10" (4.36m x 3.90m) (max)

Double glazed stone mullion window to the side aspect over looking the garden, further glazed door opening into the conservatory. Double panel radiator, power points with USB ports and a TV point.

Bedroom 2: 16' 9" x 9' 9" (5.10m x 2.96m)

Double glazed stone mullion window to the front aspect, double panel radiator, TV and telephone points and a coved ceiling. Built in wardrobes. Door to:

En Suite Bathroom: 9' 11" x 6' 2" (3.02m x 1.87m)

Fitted with a four piece suite comprising; panel bath with a mixer tap over. Pedestal wash hand basin with taps over, bidet and a low level WC. Stone mullion obscure double glazed window to the side aspect, tiled walls, double panel radiator, wall light with built-in shaver point, coved ceiling and an extractor.

Shower Room: 8' 0" x 6' 2" (2.43m x 1.87m) (max)

Fitted with a white three piece suite comprising; 1200mm x 800mm cubicle with a glass door and wall mounted thermostatic shower over. Pedestal wash hand basin with mixer tap over and a low level WC. Stone mullion double glazed window to the side aspect, built-in storage cupboard, tiled walls and flooring, single panel radiator, extractor and a coved ceiling.

First Floor Landing

A spacious landing with a skylight window, two natural light tubes, recessed ceiling spotlights, double panel radiator and built in storage cupboards.

Bedroom 1: 20' 7" x 19' 0" (6.28m x 5.79m) (max)

Stone mullion double glazed window to the front aspect and a skylight window to the rear. Double panel radiator and a door to:

En Suite: 9' 3" x 6' 6" (2.83m x 1.97m) (max)

Fitted with a white three piece suite comprising; walk in cubicle with a glass door and wall mounted thermostatic shower over. Vanity storage unit with an inset wash hand basin and mixer tap and illuminated mirror over. Low level WC. Skylight window to the rear aspect, tiled walls and flooring, chrome heated towel rail, recessed ceiling spotlights and an extractor.

Bedroom 3: 15' 4" x 12' 4" (4.68m x 3.76m) (max)

Skylight window to the front aspect and a single panel radiator. Access to a deep built in storage cupboard.

Bedroom 4/Study: 11' 8" x 9' 11" (3.56m x 3.01m)

Large skylight window to the rear aspect, single panel radiator and a TV point.

Shower Room: 9' 11" x 9' 3" (3.01m x 2.81m)

Fitted with a white three piece suite comprising; double cubicle with a glass door and wall mounted thermostatic shower over. Pedestal wash hand basin with mixer tap over and a low level WC. Skylight window to the side aspect, tiled walls and flooring, single panel radiator, extractor and access to the roof void.

Garage: 17' 2" x 8' 9" (5.22m x 2.67m)

An integral single garage with an up and over door to the front aspect heading the driveway. power, light and water tap are all connected. Internal access door to the main property.

Outside

The property enjoys a corner plot location in the small exclusive Breowan Close development. Approached the driveway providing off road parking for multiple vehicles heading the garage. A path leads on to the storm porch and front door. The front garden is laid to lawn with flower beds planted with low shrubs. A covered path to the side leads to the pedestrian access gate opening to:

The mature side and rear garden enjoys a very high degree of privacy and benefits from paved seating areas and lawn. Borders are planted with a good variety established shrubs. Spaces for a timber shed. Doors from the conservatory open to the garden. External power point and water tap.