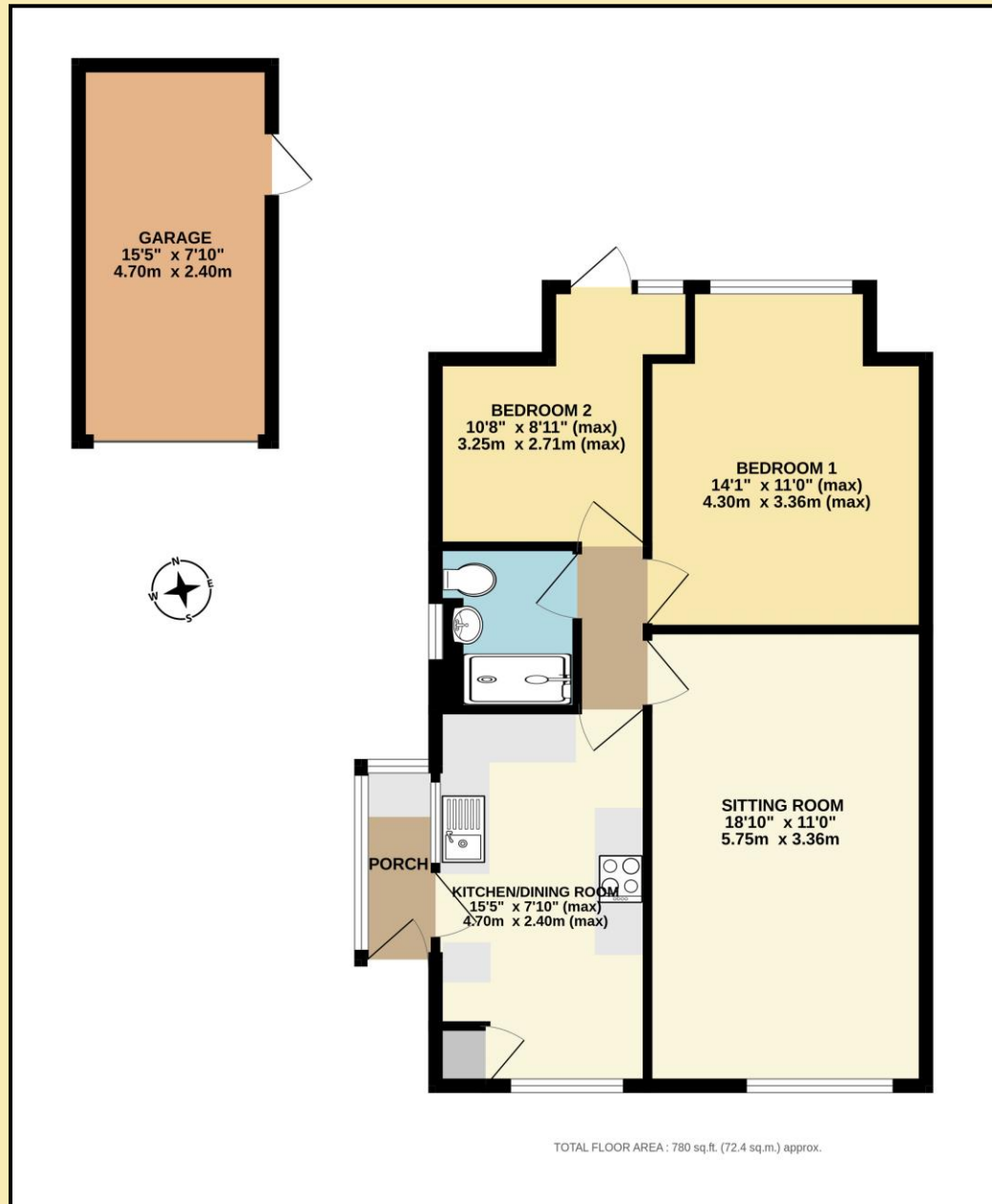




Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: TBA

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



Guide Price: £250,000

**Summerlands Park Avenue, Ilminster Somerset
TA19 9BU**

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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Tarr Residential

**84 Summerlands Park Avenue,
Ilminster,
Somerset
TA19 9BU**

Guide Price: £250,000

- **NO ONWARD CHAIN**
- **Semi Detached Bungalow**
- **Popular Quiet Location on Summerlands**
- **2 Good Size Bedrooms**
- **18ft Sitting Room**
- **Modern Fitted Kitchen/Dining Room**
- **White Suite Wet Room**
- **Double Glazing & Gas Fired Heating**
- **Garage & Long Driveway**
- **Enclosed Low Maintenance Private Rear Garden**



Situated within the highly regarded Summerlands Park Avenue development is this well presented 2 bedroom semi detached bungalow with garage, off road parking for a number of vehicles and a low maintenance private rear garden.

The property comprises; entrance porch/utility area, modern fitted kitchen/dining room, sitting room and a white suite wet room. Further benefits from gas fired heating via a combination boiler, double glazing and neutral decoration throughout.



Approach

Approached via the driveway heading the garage and a step up to the uPVC double glazed front door opening to:

Entrance Porch/Utility Area: 7' 10" x 3' 0" (2.40m x 0.92m)

With double glazed windows to the side and rear aspects. Fitted with a worktop with space and plumbing for either a washing machine or tumble dryer. Single panel radiator and a glazed door opening to:

Kitchen: 15' 5" x 8' 10" (4.70m x 2.70m) (max)

Fitted with a range of cream fronted 'shaker' style, soft closing wall and base units, rolled edge wood block effect worktops over and all complemented by tiled splash-backs. Inset stainless steel bowl and drainer with mixer tap over. Built in high level Lamona oven with a separate electric hob with a stainless steel chimney style extractor over. Space and plumbing for a washing machine or dishwasher. Space for an upright fridge/freezer. Cupboard housing the electric consumer unit and meter. Wood effect flooring, single panel radiator, double glazed window to the front aspect, window into the porch, textured and coved ceiling. Door to:

Inner Hall

with access to roof void, wood effect flooring, smoke detector and recessed ceiling spotlight.

Sitting Room: 18' 10" x 11' 0" (5.75m x 3.36m)

Double glazed window to the front aspect, two single panel radiators, two TV points and a telephone point. Textured and coved ceiling.

Bedroom 1: 14' 1" x 11' 0" (4.30m x 3.36m) (max)

Double glazed window to the rear aspect over looking the garden. Single panel radiator, TV point, textured and coved ceiling.

Bedroom 2: 10' 8" x 8' 11" (3.25m x 2.71m) (max)

Double glazed window and double glazed door opening to the rear garden, single panel radiator, TV point, textured and coved ceiling.

Wet Room: 6' 4" x 5' 10" (1.92m x 1.77m)

Fitted with a white suite comprising; corner cubicle wall mounted thermostatic shower. Wall mounted wash hand basin with mixer tap over. Low level WC. Part laminate panelled walls. Obscure double glazed window to the side aspect, chrome ladder style heated towel rail and an extractor.

Garage: 15' 5" x 7' 10" (4.70m x 2.40m)

A single garage with an up and over door to the front aspect heading the driveway. Side access door from the garden. Power connected.

Outside

The outside of the property is low maintenance. A driveway to the side provides off road parking for a number of vehicles heading the garage. The front garden is mainly laid to gravel chippings with borders filled with a good variety established shrubs and plants. Outside water tap and light. A timber gate gives access to:

The rear garden enjoys a very high degree of privacy and is fully enclosed by timber fencing and wall. Mainly laid to paving for ease of maintenance and bordered by raised flower beds. Outside light.