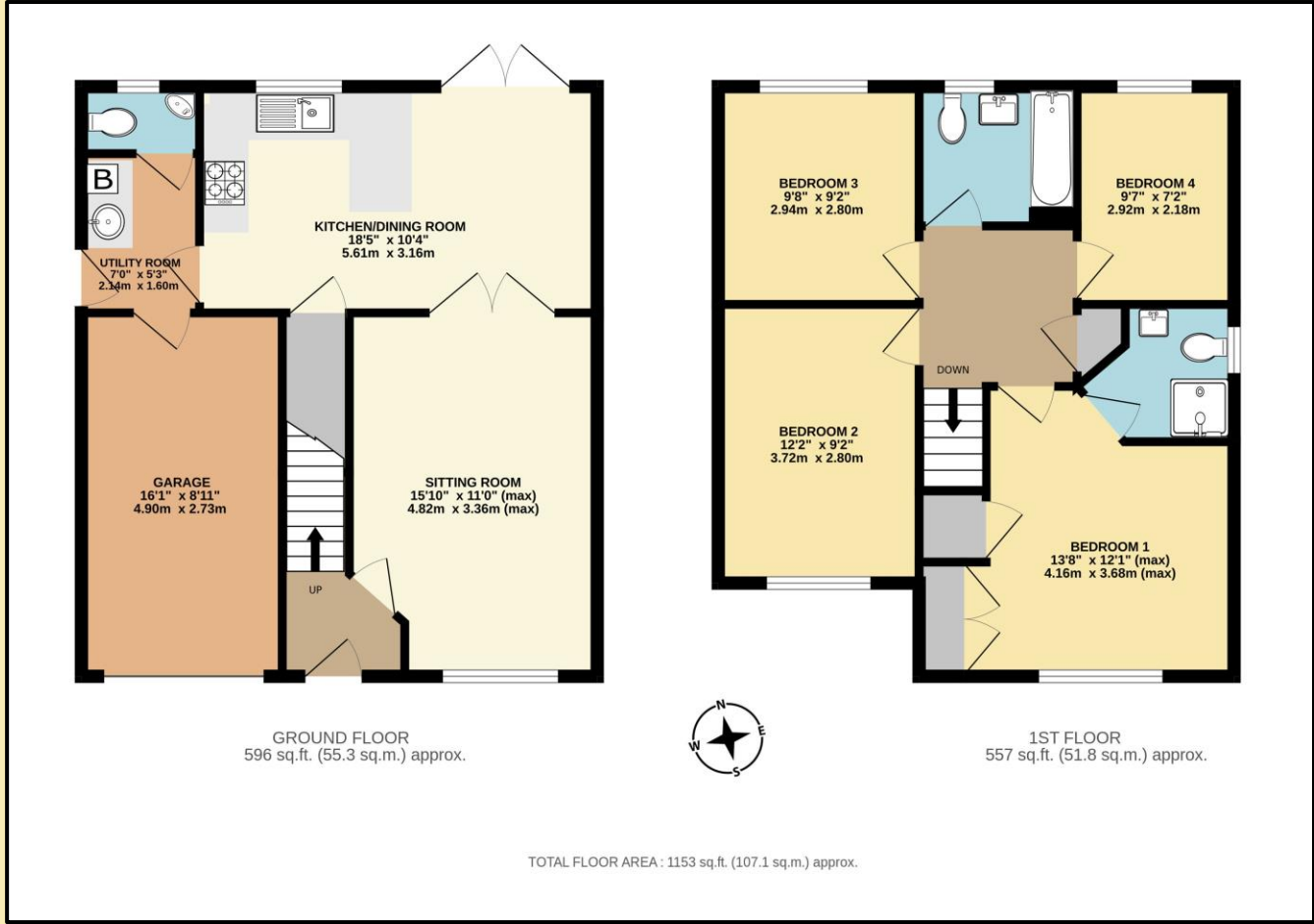




Tenure: Freehold

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: £375,000

Greenfylde Close, Ilminster, Somerset TA19 9FJ

**7 Greenfylde Close,
Ilminster,
Somerset
TA19 9FJ**

Guide Price: £375,000

- **Modern Detached Energy Efficient Property**
- **Quiet End of Cul-de-Sac Location**
- **4 Bedrooms, En-Suite to Master**
- **18ft Kitchen/Dining Area with Garden Access**
- **Sitting Room**
- **Utility Room & Cloakroom**
- **First Floor White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Road Parking**
- **Well Maintained Front & Enclosed Rear Gardens**

Situated in a quiet end of cul-de-sac location in Greenfylde Close on the very edge of Ilminster is this modern detached energy efficient 4 bedroom property with garage and off road parking. The property comprises; entrance hall, sitting room, 18ft kitchen/dining room with access to the rear garden, utility room, cloakroom, master bedroom with en suite and a white suite family bathroom. Further benefits from double glazing, gas fired heating via a combination boiler, well maintained front and enclosed rear garden with patio.



Approach

The property is situated at the end of the Greenfylde Close cul de sac and approached via the off road parking area heading the garage. The part double glazed composite front door with storm canopy and outside light over opens to:

Entrance Hall

With stairs rising to the first floor, single panel radiator and wood effect flooring. Door to:

Sitting Room: 15' 10" x 11' 0" (4.82m x 3.36m) (max)

Double glazed window to the front aspect, single panel radiator and a TV point. Double opening doors to:

Kitchen/Dining Room: 18' 5" x 10' 4" (5.61m x 3.16m)

Fitted with a modern range of light fronted wall and base units complemented by wood block effect rolled edge worktops and upturns over. Inset stainless steel bowl and drainer with mixer tap over. Built-in electric oven with a stainless steel four burner gas hob and concealed extractor over. Integrated Hotpoint dishwasher, fridge and freezer. Double glazed window to the rear aspect. The dining area benefits from double glazed french doors opening to the patio and rear garden, single panel radiator, deep built-in under stairs storage cupboard with light and shelving. Wood effect flooring continuing through to:

Utility Room: 7' 0" x 5' 3" (2.14m x 1.60m)

Fitted with a rolled edge worktop, tiled splash back and an inset stainless steel circular bowl with mixer tap over. Wall mounted Logic gas fired combination boiler. Space and plumbing for a machine. Part double glazed door to opening to outside and an internal door to the garage. Further door to:

Cloakroom: 5' 3" x 2' 11" (1.60m x 0.90m)

Fitted with a white two piece suite comprising; low level WC and a corner wash hand basin with taps and a tiled splash back over. Single panel radiator, obscure double glazed window to the rear aspect and wood effect flooring.

First Floor Landing

A good size landing with access to the roof void and a built in storage cupboard. Smoke detector.

Bedroom 1: 13' 8" x 12' 1" (4.16m x 3.68m) (max)

Double glazed window to the front aspect, single panel radiator, built-in double wardrobe and a separate over stairs storage cupboard. Wall mounted thermostat and a door to:

En-Suite

Fitted with a white three piece suite comprising; tiled square cubicle with a glass screen, door and a wall mounted thermostatic shower over. Pedestal wash hand basin with taps and a tiled splash back over. Low level WC. Obscure double glazed window to the side aspect, chrome ladder style heated towel rail and an extractor.

Bedroom 2: 12' 2" x 9' 2" (3.72m x 2.80m)

Double glazed window to the front aspect and a single panel radiator.

Bedroom 3: 9' 8" x 9' 2" (2.94m x 2.80m)

Double glazed window to the rear aspect and a single panel radiator.

Bedroom 4: 9' 7" x 7' 2" (2.92m x 2.18m)

Double glazed window to the rear aspect and a single panel radiator.

Bathroom: 6' 11" x 6' 2" (2.12m x 1.89m)

Fitted with a modern white three piece suite comprising; panel bath with a mixer tap, shower attachment and a bi-folding glass screen over. Pedestal wash hand basin with taps over. Low level WC. Wall tiling to splash prone areas, chrome ladder style heated towel rail, extractor and an obscure double glazed window to the rear aspect.

Garage: 16' 1" x 8' 11" (4.90m x 2.73m) An integral single garage with an up and over door to the front aspect heading the driveway. Internal access door to the main property. Wall mounted electric consumer unit. Power and light connected.

Outside

The outside of the property is very well maintained and benefits from off road parking for two vehicle heading the garage and front door. The front garden is laid to lawn with a flower border retained by railway sleepers. A pedestrian gate to the side gives access to:

The level rear garden is fully enclosed by timber fencing and is mainly laid to lawn with beds and borders filled with good variety of low plants and shrubs. A paved patio can be accessed from the dining area doors. An area to the side of the property is currently used as storage. Outside water tap.

Agents Note

An annual service charge is paid monthly of currently £24.26 for the upkeep of the communal areas.