



**Tenure:** Freehold

**Council Tax:** Band B

**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: £235,000**

**East Street, Ilminster, Somerset TA19 0AW**

Independent Sales, Lettings and Property Management Agents  
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**Tarr Residential**



46 East Street,  
Ilminster,  
Somerset  
TA19 0AW

Guide Price: £235,000

- NO ONWARD CHAIN
- Grade II Listed Charming Terraced Cottage
- Cottage Style South Facing Garden
- Easy Access to the Ilminster Town Centre
- 2 Double Bedrooms
- Modern Fitted Kitchen/Breakfast Room
- Sitting Room with Fireplace & Log Burner
- Ground Floor White Suite Bathroom
- Gas Fired Heating
- Extremely Well Presented Throughout



A charming, characterful and extremely well presented 2 double bedroom terraced cottage with a south facing level garden, all situated within close proximity to the town centre of Ilminster. The grade II listed property comprises; sitting room with fireplace and log burner and wood flooring, inner hall, modern fitted kitchen/breakfast room and a ground floor white suite bathroom. Further benefits from double and secondary glazing and gas fired heating.



#### Approach

Approached from the main public footpath to a solid timber door with glazed panel opening to:

#### Sitting Room: 13' 7" x 10' 5" (4.14m x 3.18m)

Featuring an attractive exposed feature brick fireplace with an inset log burner and display alcoves to either side. Secondary glazed window to the front aspect with window seat feature, single panel radiator, built in storage cupboard, wall mounted cupboard housing the electric consumer unit. stripped wood door and floorboards.

#### Inner Hall

With stairs rising to the first floor with a storage cupboard below. Single panel radiator. Door to the bathroom and an opening to:

#### Kitchen/Breakfast Room: 11' 3" x 7' 11" (3.42m x 2.42m)

Fitted with a modern range of 'shaker' style wall and base units, solid worktops over and all complemented by tiled splash backs. Inset 'butler style sink with mixer tap over. Built in oven with a four burner gas hob and chimney style extractor over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Tiled flooring, wall mounted radiator, double glazed window over looking the rear garden and a part double glazed door opening to outside.

#### Bathroom: 7' 1" x 6' 1" (2.15m x 1.85m)

Fitted with a white three piece suite comprising; panel bath with glass screen, shower and taps over. Pedestal wash hand basin with mixer tap over. Low level WC. Obscure double glazed window to the rear aspect and part tiled walls.

#### First Floor Landing

With a window to the rear aspect and access doors to all first floor rooms.

#### Bedroom 1: 12' 4" x 8' 1" (3.76m x 2.46m)

Secondary glazed window to the front aspect and a wall mounted radiator.

#### Bedroom 2: 10' 2" x 8' 11" (3.10m x 2.72m) (max)

Double glazed window to the rear aspect with views towards countryside beyond. Built in cupboard housing the gas fired boiler. Access to the roof void and a wall mounted radiator.

#### Outside

The property benefits from a cottage style south facing garden with a brick paved patio accessed from the kitchen door. A paved path leads to space for a timber shed and a log store at the rear boundary. Borders are planted with a variety of low plants.

#### Agents Note

There is a right of access across the rear of the neighbouring properties.

