



DERBYSHIRE'S
— *Estate Agents* —

3 Copse Lane, Ilton, Ilminster, TA19 9HG

The property is approached via a tarmac drive providing ample parking for 5 to 6 cars to the front of the property with part glazed UPVC door opening on to entrance hall (3.00m x 2.75m) range of coat hooks, window to front, tiled floor, radiator Worcester Gas fired (LPG) boiler door opening to :

Kitchen/diner (4.89m x 3.42m , range of fitted base and wall units, single bowl stainless steel sin, range cooker, space and plumbing for washing machine or dishwasher, window to rear overlooking the garden and spectacular views beyond, radiator , door off to utility room (3.54m x 1.75m) with pauer and water supply, tiled floor , window to rear and part glazed door opening onto garden.

Lounge: (5.49m x 3.80m) dual aspect room with window to front and patio doors to rear, feature stone fireplace with fitted Woodburne, radiator. The patio doors open onto a small wood and single glazed conservatory with doors to garden.

Stairs rise to landing (2.8m x 0.82m) window to rear , door off to WC with window to rear

Bedroom 1 (3.80m x 3.17) window to front , radiator , built in wardrobes/cupboards.

Bedroom 2 (3.04m x 3.61m) window to front, radiator .

Bedroom 3 (2.89 x 2.19m) window to rear, radiator.

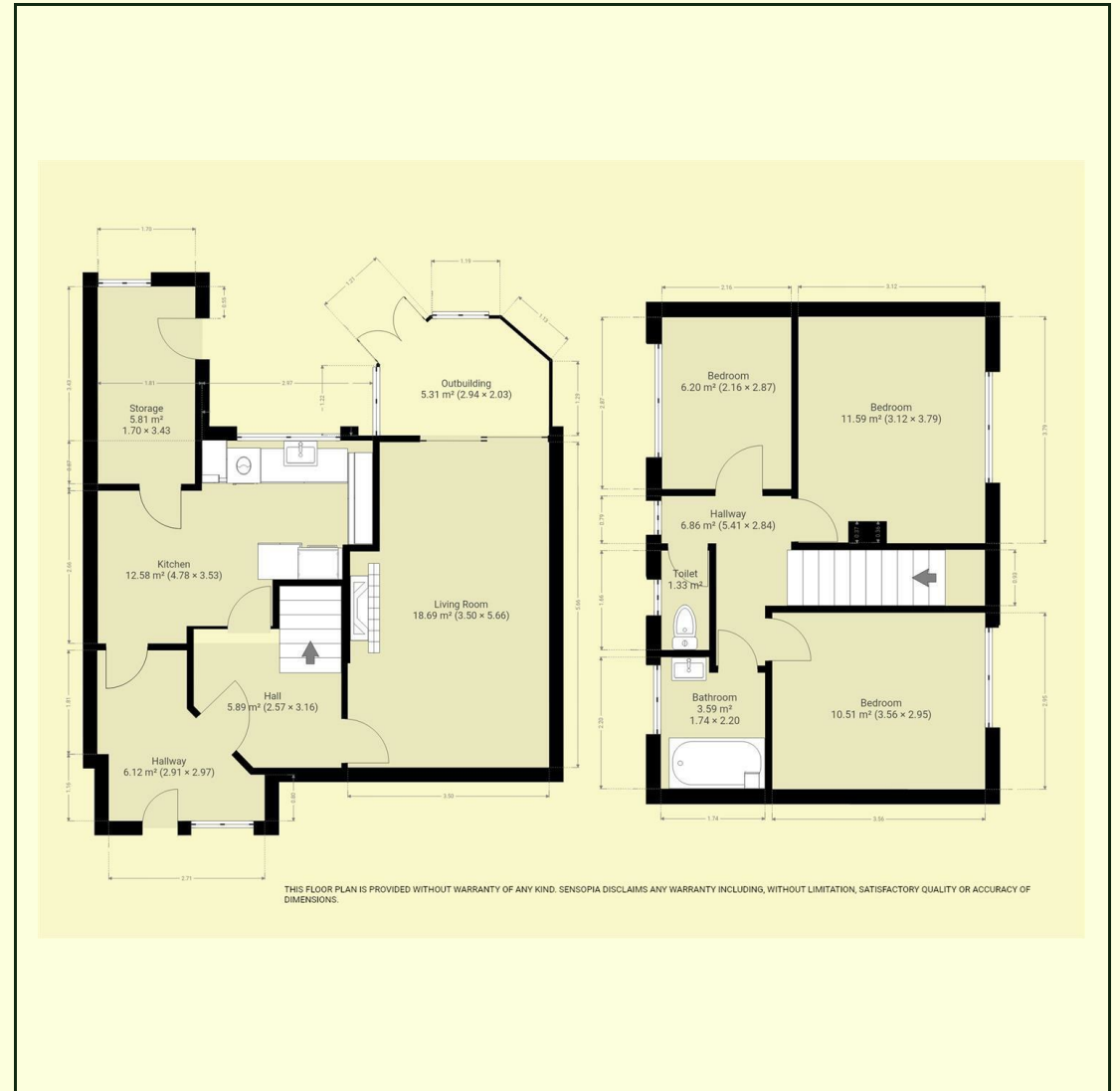
Bathroom (2.30m x 1.72m) bath with shower over, pedestal basin, fully tiled walls, radiator, window to rear.

Outside : To the front is a large tarmac driveway providing ample parking for 5 /6 cars .To the rear there is a patio area immediately behind the house leading to a lawn bordered by mature borders .There is a pathway which leads across the lawn to the rear boundary which has a gate directly opening onto the playing fields of approximately 20 acres. In the rear garden there is a good quality wood cabin (3.9m x 2.12m) with light and power and would make an excellent home office or gym.

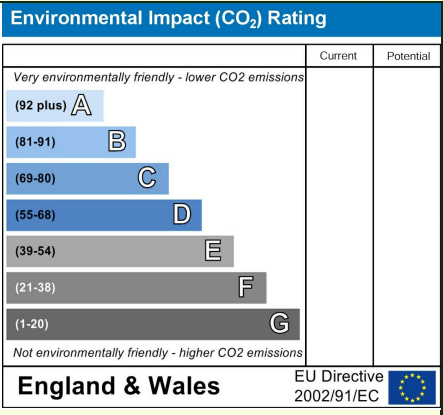
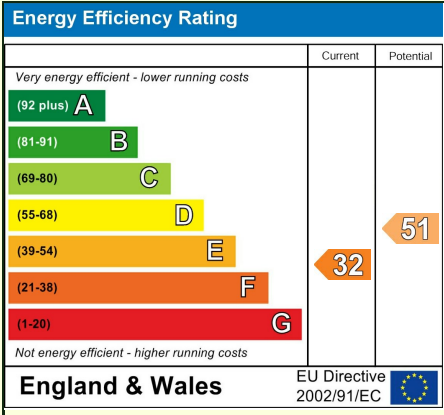
Mains electric, water and drainage, LPG gas.

Council tax band B

EPC - F



3 Copse Lane, Ilton, Ilminster, TA19 9HG
Asking Price £225,000





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