



**DERBYSHIRE'S**  
— *Estate Agents* —

20 Kings Lear, Ilton, Ilminster, TA19 9HJ



A Two Bedroom Semi Detached Bungalow located at the end of a private road. Accommodation comprises Entrance Hallway, Lounge, Fitted Kitchen, Two Double Bedrooms, Conservatory and Bathroom. Garage located in a block a short distance from the property.



- Semi-Detached Bungalow
  - Enclosed Rear Garden
    - Conservatory
      - Garage

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

20 Kings Lear, Ilton, Ilminster, TA19 9HJ  
Offers In The Region Of £175,000

### **ENTRANCE HALLWAY**

uPVC double glazed door, door to boiler room with double glazed window to the front aspect and Grant central heating boiler. Further door to:

### **LOUNGE**

*13'6" x 11'10" (4.12 x 3.63)*

Double glazed sliding doors to garden, radiator, double glazed window to the side aspect with views over the field, open fireplace and opening through to:

### **INNER HALLWAY**

Built in airing cupboard with tank and slatted shelving, access to loft with fitted loft ladder, electricity and boarded. Doors to:

### **MASTER BEDROOM**

*11'6" x 11'5" (3.52 x 3.49)*

Double glazed window to the front aspect and radiator.

### **BEDROOM 2**

*11'4" x 9'10" (3.46 x 3.02)*

Double glazed window to the front aspect and radiator.

### **BATHROOM**

Benefiting a three piece suite comprising shower, pedestal wash hand basin and low level W.C. Radiator, ceramic tiled splash backs and double glazed window.

### **KITCHEN**

*11'10" x 7'2" (3.61 x 2.19)*

Fitted with a range of matching wall and base units with adjoining work top surface and inset stainless steel sink and drainer. Appliance spaces for cooker and fridge/freezer. Radiator, double glazed window and door leading to:

### **CONSERVATORY**

*13'5" x 7'9" (4.10 x 2.37)*

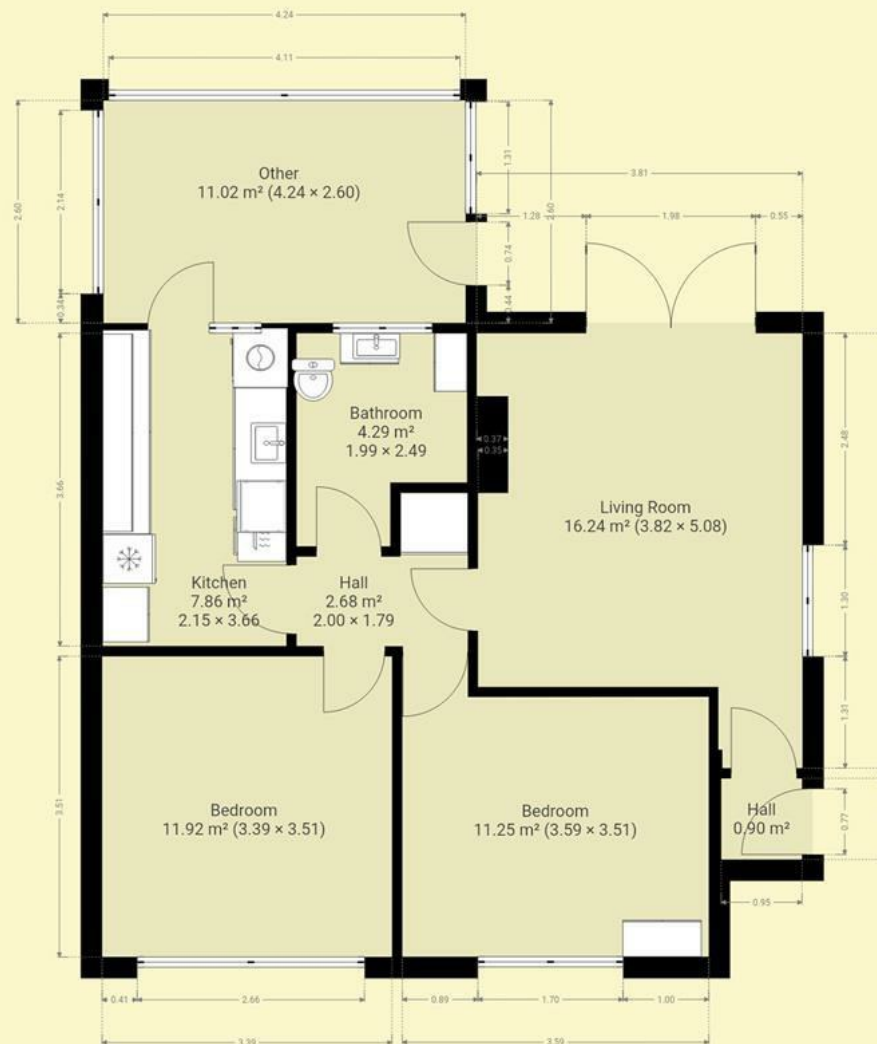
uPVC double glazed construction, radiator and door to garden.

### **OUTSIDE**

The front of the property is accessed by foot only with a pathway leading to the side of the property to the entrance door. Open planned lawn area to the front aspect with a variation of low level shrubs. Gate giving access to the rear garden which is partly laid to patio with steps leading up to a lawned area. Oil tank, timber shed, apple trees and a selection of flower beds.

### **GARAGE**

The garage is located in a block within walking distance of the property with up and over door and parking to the front.



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Directions -







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