



DERBYSHIRE'S
— Estate Agents —

35 Copse Lane, Ilton, Ilminster, TA19 9HG

A good size 3 bedroom semi detached property with off street parking and an enclosed great size south facing garden, all situated on the village edge of Ilton. The property comprises; entrance porch, inner hall, 19ft dual aspect sitting/dining room with access to the garden, fitted kitchen, side lobby, study/playroom and a first floor modern white suite bathroom. Further benefits from double glazing and updated thermostat controlled electric heating.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

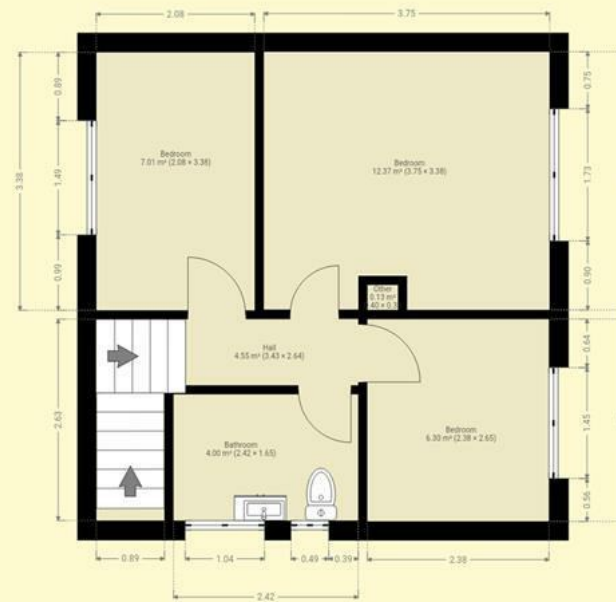
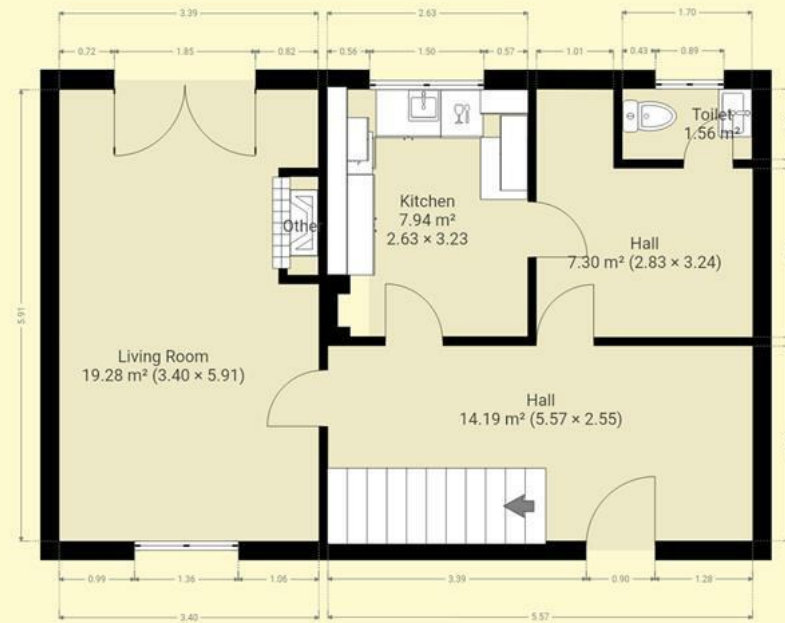
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

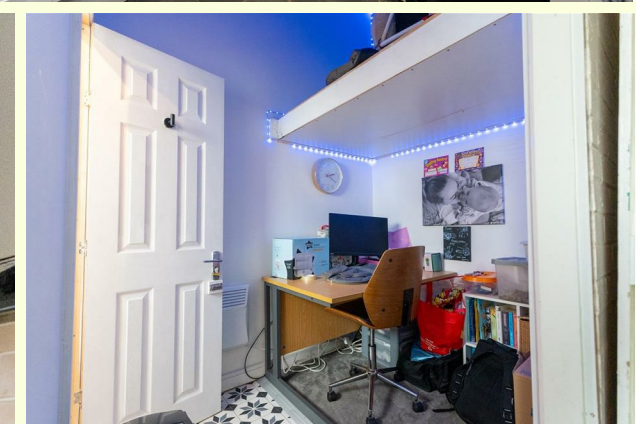
England & Wales EU Directive 2002/91/EC

- Popular Village Location
- Semi-Detached House
 - Three Bedrooms
 - Study Area
 - Off Street Parking
 - Modern Kitchen
- South Facing Garden

35 Copse Lane, Ilton, Ilminster, TA19 9HG
£240,000



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Directions -





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— *Estate Agents* —

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