



## 28 BUSHES ORCHARD

Ilminster, TA19 9PF

Price £310,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A deceptively spacious and well positioned four bedroom terraced house with a lovely outlook overlooking greenery benefiting from a south facing rear garden. The accommodation in brief comprises entrance hall, cloakroom, kitchen, living room, master bedroom with en-suite, two further bedrooms, family bathroom, loft bedroom, enclosed rear garden, garage with parking in front.

## Situation

Ilminster is a Medieval market town which offers a range of shopping and other amenities, together with schools. It also has convenient road access to both the M5 and to the A303,. There are mainline railway stations at Crewkerne 7 miles (London Waterloo) and the county town of Taunton 13 miles (London Paddington).

## The local area

12 miles – Taunton | County Town | London Rail Links 14 miles – Yeovil Town | London Rail Links - 43 miles – Bristol International Airport

## Local Authority

South Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating:



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

# PROPERTY DESCRIPTION

## Entrance Hall

Radiator and stairs rising to the first floor.

## Cloakroom

With a window to the front aspect, low level WC, wash hand basin with tiled splash backs and a radiator.

## Kitchen

8'9" × 8'8" (2.67 × 2.64)

With a window to the front aspect double glazed, fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, integrated gas hob, electric oven with an extractor fan over. Space for under counter fridge, dishwasher and washing machine. Radiator, wall mounted gas central heating boiler and tiling to all splash prone areas.

## Sitting/Dining Room

15'6" × 15'0" (4.72 × 4.57)

With a window to the rear aspect and french doors opening out onto the garden. Under stairs storage cupboard, television point and a feature fireplace with marble surround.

## First Floor Landing

Airing cupboard housing the hot water cylinder and doors into:

## Bedroom One

9'1" × 8'3" (2.77 × 2.51)

With a window to the front aspect, radiator and a built in storage cupboard.

## Ensuite

With a window to the front aspect, suite comprising corner shower cubicle, low level WC, wash hand basin, extractor fan, radiator and tiling to all splash prone areas.

## Bedroom Two

9'2" × 8'4" (2.79 × 2.54)

With a window to the rear aspect and a radiator.

## Bedroom Three

8'4" × 6'1" (2.54 × 1.85)

With a window to the rear aspect and a radiator.

## Bathroom

Suite comprising bath with shower over, low level WC, wash hand basin, radiator, extractor fan and tiling to all splash prone areas.

## Second Floor Landing

Velux window and a door into:

## Bedroom Four

14'1" × 10'11" (4.29 × 3.33)

With sloped ceilings, two velux windows and a radiator.

## Rear Garden

To the rear the garden is enclosed, mainly laid to lawn, flower borders, shed, gate to the rear for pedestrian access and patio abutting the rear of the property.

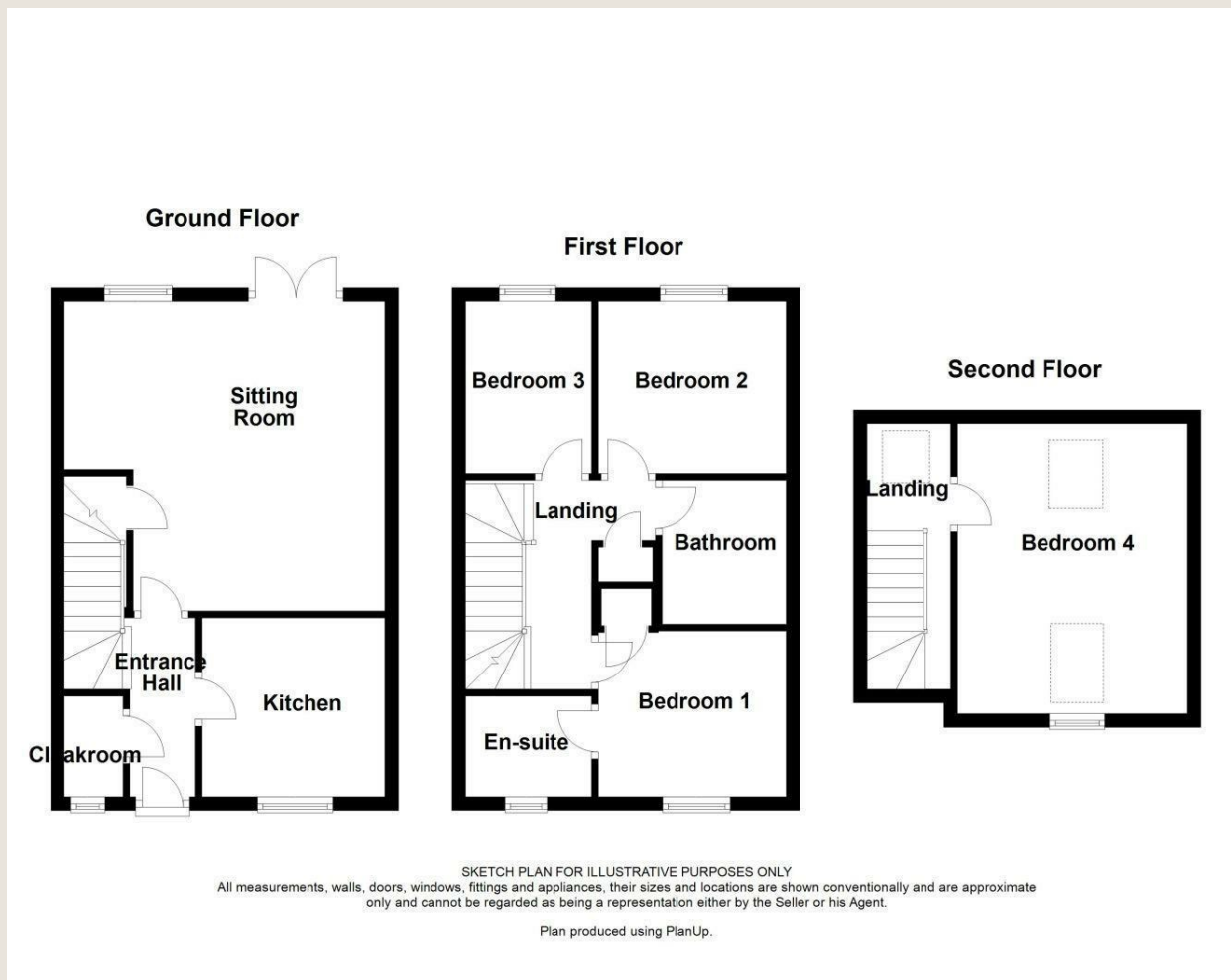
## Garage

17'2" × 8'6" (5.23 × 2.59)

Loft storage, an up and over door and parking in front.

## Agents Note

Council Tax Band - C. Broadband speed - FTTP. Mains gas, electric, water and drainage.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
 Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

