



HASELOR 31 CARNIVAL CLOSE

Ilminster, TA19 9DG

Price Guide £265,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A double fronted three bedroom end terrace home situated in a popular cul-de-sac location. The accommodation in brief comprises entrance hall, cloakroom, sitting room and a kitchen/dining room. Upstairs there is three bedrooms, ensuite to the master and a family bathroom. Outside the garden is enclosed, pedestrian door the the garage and driveway parking. Offered with no onward chain.

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

13 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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Radiator, tiled floor, cloaks cupboard and stairs rising to the first floor.

Cloakroom

Suite comprising low level WC, wash hand basin with tiled splash back and a radiator.

Sitting Room

17'6 × 11'1 (5.33m × 3.38m)

With windows to the front and side aspects, wall lights, coving and a radiator.

Kitchen/Dining Room

17'6 × 9'1 (5.33m × 2.77m)

With windows to the front and side aspects and French doors opening out onto the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drainer, integrated electric oven, gas hob and an extractor fan over. Space for washing machine and dishwasher. Wall mounted gas central heating boiler, coving, radiator and tiling to all splash prone areas.

Landing

storage cupboard housing the hot water cylinder, radiator and access to the loft.

Master Bedroom

14'10 × 11'5 (4.52m × 3.48m)

With a window to the side aspect and a radiator.

Ensuite

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

Bedroom Two

9'4 × 9'2 (2.84m × 2.79m)

With windows to the front and side aspects, built in wardrobe and a radiator.

Bedroom Three

9'4 × 8'1 (2.84m × 2.46m)

With a window to the side aspect, storage cupboard and a radiator.

Bathroom

With a window to the side aspect. Suite comprises bath with shower over, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

Outside

To the rear the garden is enclosed with gate to the parking area, mainly laid to lawn with patio abutting the rear of the property. Pedestrian door to the garage.

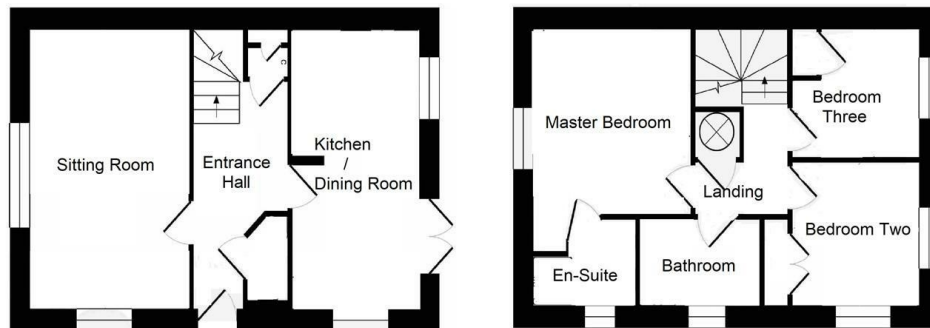
Garage

17 × 7'10 (5.18m × 2.39m)

Up and over door, light and power connected, loft storage, pedestrian door to garden.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The property is freehold with an annual service charge payable to meadfleet for the upkeep of the communal areas of approx. £120 a year. The boiler was last serviced in April 2024 and the Electrics were last tested in February 2022.



GROUND FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

CARNIVAL CLOSE, ILMINSTER, SOMERSET
TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only



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)

