



2 HIGHFIELD

Ilminster, TA19 9SR

Price Guide £375,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented detached bungalow set in an elevated position enjoying views over countryside with a lovely wrap around garden. The accommodation in brief comprises porch, entrance hall, sitting room, dining area, kitchen, conservatory, utility room, two bedrooms, one with ensuite and a bathroom. Driveway parking leads to the garage.

Situation

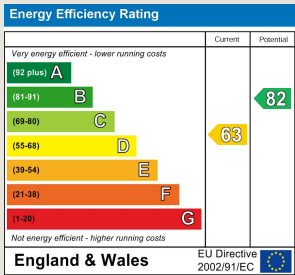
Ilminster is a Medieval market town which offers a range of shopping and other amenities, together with schools. It also has convenient road access to both the M5 and to the A303. There are mainline railway stations at Crewkerne 7 miles (London Waterloo) and the county town of Taunton 13 miles (London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

Council Tax Band: D
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

4'7" × 11'6" (1.4 × 3.52)

Porch area into entrance hall, airing cupboard and additional cupboard, radiator and access to the loft which has a pull down ladder, boarded and a light.

Sitting Room

13'10" × 10'11" (4.22 × 3.35)

With a window to the front aspect, wood burning stove, radiator, opening to:

Dining Area

8'7" × 8'2" (2.64 × 2.49)

Serving hatch to kitchen, radiator, doors to:

Conservatory

11'1" × 7'4" (3.40 × 2.26)

With patio doors to the rear garden, windows on three sides and replacement solid roof with insulation.

Kitchen

11'1" × 8'2" (3.4 × 2.49)

With a window and door to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over, ceramic one and a half bowl single drainer sink with mixer taps. Space for cooker, space for fridge freezer, dishwasher and tiling to all splash prone areas.

Bedroom One

13'10" × 9'8" (4.24 × 2.95)

With a window to the rear aspect, fitted wardrobes and over head storage, radiator, door to en-suite. En-suite comprising shower, low level W.C, basin and heated towel rail and tiling to all splash prone areas. Window to the front aspect.

Bedroom Two

11'8" × 10'11" (3.56 × 3.35)

With a window to the front aspect, fitted wardrobes, overhead storage and a radiator.

Bathroom

6'9" × 5'8" (2.07 × 1.74)

With a window to the rear aspect. Modern suite comprising, bath with shower over, low level W.C, wash hand basin with vanity storage, heated towel radiator and tiling to all splash prone areas.

Front Garden

Flower borders, side gated access, driveway parking and access to the garage.

Garage

16'7" × 9'4" (5.08 × 2.87)

Rear door to garden and door to utility room, up and over door and light.

Utility Room

9'3" × 9'4" (2.84 × 2.87)

With a window to the rear aspect. Sink unit, space for washing machine, tumble dryer and fridge/freezer.

Rear Garden

Paved patio area with large lawn and well stocked and maintained borders all enjoying a lovely view over the countryside. Small pond, greenhouse, shed, outside tap and sockets, side access to the front on both sides of the garden, log store.

Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity.

Highfield, Ilminster

Approximate Area = 902 sq ft / 83.8 sq m

Garage = 246 sq ft / 22.8 sq m

Total = 1148 sq ft / 106.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024.



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)

