



131 BLACKDOWN VIEW

Ilminster, TA19 0BG

Price Guide £250,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom family home within a short walk of the town centre and enjoying far reaching views to the rear. The accommodation comprises, entrance hall, WC, sitting room, kitchen/dining room, store/utility room, upstairs there are three bedrooms, bathroom and separate WC. The good size rear garden faces south and the property is 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

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: B
Tenure: Freehold
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Window to front, radiator, stairs to first floor with shoe storage under.

Downstairs WC

Window to the side, door into kitchen, low level WC, wash hand basin, door to the garden.

Sitting Room

12'11" × 9'5" (3.94 × 2.88)

Window to front, brick fireplace, radiator, open plan into:

Kitchen/Dining Room

25'7" × 10'0" (7.82 × 3.05)

Window and double doors to rear, understairs cupboard, fitted kitchen, range style gas cooker, washing machine, large fridge/freezer, stainless steel sink/drain unit, two radiators.

Store/Utility Room

Window to front, space for tumble dryer

Landing

Window to rear, loft access

Bedroom One

12'11" × 10'8" (3.96 × 3.26)

Window to front, fitted wardrobe, radiator.

Bedroom Two

11'5" × 8'10" (3.48 × 2.7)

Window to front, storage cupboards,radiator.

Bedroom Three

8'8" × 6'9" (2.66 × 2.07)

Window to rear, space saving stairs to useful attic room, radiator.

Bathroom

6'0" × 5'4" (1.83 × 1.63)

Window to rear, Bath with electric shower over, pedestal wash hand basin, heated towel rail, tiling on walls & floor.

Front Garden

Steps to front door, lawn area.

Separate WC

Window to rear, low level WC, wash hand basin.

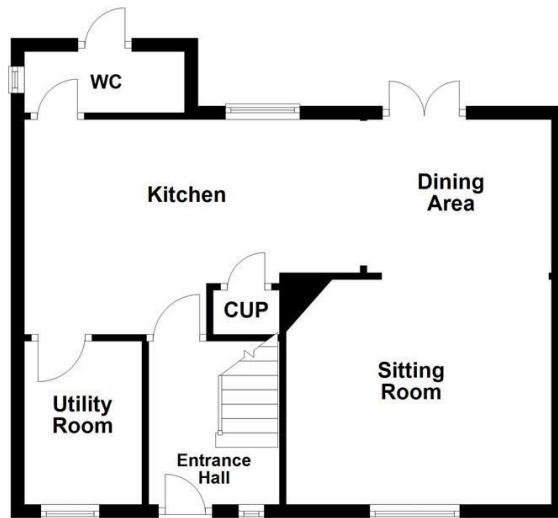
Rear Garden

South facing, lawn, large patio area, shed, playhouse, hot tub, views over the town and countryside beyond.

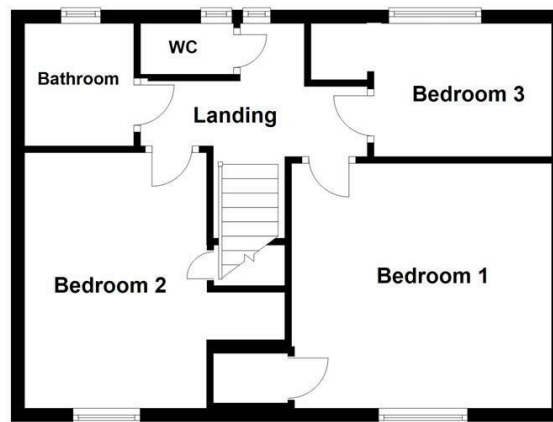
Agent Note

Council Tax Band - B. Mains water, drainage, gas and electricity. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Mayfair Estate Agents.

Ground Floor



First Floor



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

01460 74200

crewkerne@mayfairproperties.net

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)

