

3 HERON WAY
Ilminster, TA19 0BX

Price Guide £425,000



# PROPERTY DESCRIPTION

A spacious four bedroom link - detached home situated in a popular cul-de-sac on the edge of Ilminster. The accommodation in brief comprises entrance hall, cloakroom, sitting room, dining room, kitchen, utility room and conservatory. On the first floor four bedrooms, ensuite to the master and a family bathroom. Outside the gardens are attractive and low maintenance and driveway parking leads to the garage. The property is being sold with no onward chain.

#### Situation

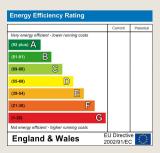
Ilminster is a Medieval market town which offers a range of shopping and other amenities, together with schools. It also has convenient road access to both the M5 and to the A303,. There are mainline railway stations at Crewkerne 7 miles (London Waterloo) and the county town of Taunton 13 miles (London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

South Somerset Council Tax Band: E Tenure: Freehold EPC Rating:













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### **Entrance Hall**

Radiator and a storage cupboard.

#### Cloakroom

Suite comprising low level WC, wash hand basin and a radiator.

### Sitting Room

 $21'1" \times 11'6" (6.45 \times 3.51)$ 

With a window to the front aspect, radiator, feature fireplace and french doors opening into the conservatory.

### **Dining Room**

 $10'0" \times 9'10" (3.07 \times 3.02)$ 

With a window to the front aspect and a radiator.

### Kitchen/Breakfast room

 $13'1" \times 10'2" (3.99 \times 3.10)$ 

With two windows to the rear aspect and doors into the conservatory. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless sink/drainer, electric oven, gas hob and an extractor fan over. Plumbing for dishwasher, radiator and tiling to all splash prone areas.

### Utility

Storage cupboards, shelving, sink, plumbing for washing machine and wall mounted gas central heating boiler.

## Conservatory

 $13'5" \times 8'5" (4.11 \times 2.57)$ 

Patio doors opening out into the garden, tiled flooring, radiator, power and lighting.

## Landing

With a window to the rear aspect, radiator and access to the loft.

### Bedroom One

 $12'11" \times 10'0" (3.96 \times 3.07)$ 

With a window to the front aspect, walk in wardrobe and a radiator.

### **Ensuite Shower Room**

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

#### Bedroom Two

 $13'1" \times 12'0" (4.01 \times 3.68)$ 

With a window to the front aspect, radiator and access to the loft.

### **Bedroom Three**

 $12'11" \times 9'8" (3.96 \times 2.95)$ 

With a window to the rear aspect, built in wardrobe and a radiator.

### **Bedroom Four**

 $10'2" \times 9'3" (3.10 \times 2.82)$ 

With a window to the front aspect and a radiator.

### **Bathroom**

With a window to the side aspect. Suite comprising bath with shower attachment, low level WC, wash hand basin, shaver point, extractor fan and tiling to all splash prone areas.

#### Outside

The gardens are attractive and low maintenance, assortment of shrubs, trees, side access shed and patio abutting the rear of the property.

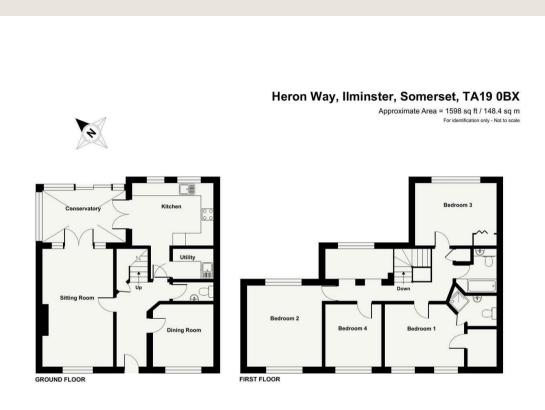
# Garage/Driveway

 $17'1" \times 8'7" (5.23 \times 2.62)$ 

Up and over door, power and ample driveway parking.

## Agents Note

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





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

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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)







