



3 HERON WAY

Ilminster, TA19 0BX

Price Guide £425,000

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TOWN & COUNTRY

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:

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

Radiator and a storage cupboard.

Cloakroom

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

Sitting Room

21'1" × 11'6" (6.45 × 3.51)

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

Dining Room

10'0" × 9'10" (3.07 × 3.02)

With a window to the front aspect and a radiator.

Kitchen/Breakfast room

13'1" × 10'2" (3.99 × 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/drain, 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" × 8'5" (4.11 × 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" × 10'0" (3.96 × 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" × 12'0" (4.01 × 3.68)

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

Bedroom Three

12'11" × 9'8" (3.96 × 2.95)

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

Bedroom Four

10'2" × 9'3" (3.10 × 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" × 8'7" (5.23 × 2.62)

Up and over door, power and ample driveway parking.

Agents Note

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

Heron Way, Ilminster, Somerset, TA19 0BX

Approximate Area = 1598 sq ft / 148.4 sq m
For identification only - Not to scale



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)

