



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: E (52)

Services

Mains Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Guide Price: £200,000

Orchard Vale, Ilminster, Somerset TA19 0EU

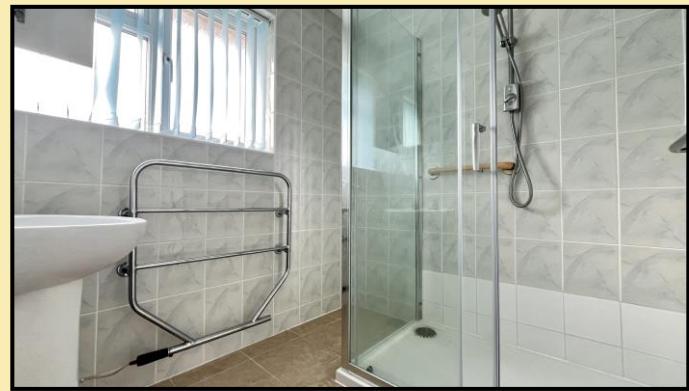
**30 Orchard Vale,
Ilminster,
Somerset
TA19 0EU**

Guide Price: £200,000

- **NO ONWARD CHAIN**
- **Spacious Terraced Property**
- **2 Double Bedrooms**
- **17ft Sitting/Dining Room & Conservatory**
- **Modern Fitted Kitchen**
- **Entrance Hall, Cloakroom & Side Hall/Access**
- **White Suite Shower Room & Separate WC**
- **Double Glazing & Electric Heating**
- **Off Road Parking**
- **Low Maintenance Front Garden & Enclosed South Facing Rear**



A good size terraced 2 double bedroom property with off road parking, all situated within an easy walk to the local primary schools, recreation fields and town centre. The property comprises; entrance hall, 17ft dual aspect sitting/dining room with access to the conservatory, modern fitted kitchen, side hall/access, cloakroom and a first floor white suite shower room with separate WC. Further benefits from double glazing, electric heating, low maintenance front and an enclosed south facing rear gardens.



Approach

Approached via the off road parking area to the uPVC double glazed door with storm canopy over and opening to:

Entrance Hall

With stairs rising to the first floor and a telephone point. Glazed door to:

Sitting/Dining Room: 17' 11" x 10' 2" (5.46m x 3.10m)

Double glazed window to the front aspect, feature stone fireplace with an inset coal effect fire. Electric night storage heater, TV aerial point, textured and coved ceiling. Double glazed door to:

Conservatory: 12' 3" x 8' 1" (3.74m x 2.47m)

Constructed off low brick built walls with uPVC double glazed sealed units and polycarbonate roof over. Double glazed sliding doors opening to the patio and garden. Light and power points.

Kitchen: 11' 0" x 10' 2" (3.35m x 3.10m) (max)

Fitted with a modern range of cream fronted shaker style wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Built in Zanussi oven with a four burner gas hob and chimney style extractor over. Space and plumbing for a washing machine. Double glazed window to the rear aspect over looking the garden, built in under stairs storage area with a power point and a separate built in cupboard. Tiled floor and a glazed door to:

Side Hall/Access

With uPVC part double glazed doors to the front and rear giving access to the garden. Tiled flooring and a sliding door to:

Cloakroom: 6' 5" x 2' 10" (1.95m x 0.86m)

Fitted with a white two piece suite comprising; low level WC and a corner wash hand basin with taps and water heater over. Tiled floor and a wall mounted electric consumer unit.

First Floor Landing

With a double glazed window to the rear aspect, built in cupboard housing the hot water cylinder tank and immersion heater. Access to the roof void, electric night storage heater and a smoke detector.

Bedroom 1: 4' 11" x 12' 3" (4.55m x 3.73m) (max)

Double glazed window to the front aspect and a built in wardrobe.

Bedroom 2: 11' 8" x 10' 2" (3.56m x 3.11m)

Double glazed window to the front and a built in over stairs storage cupboard.

Shower Room: 6' 4" x 5' 10" (1.93m x 1.78m)

Fitted with a white two piece suite comprising; 1200 x 800mm cubicle with a glass screen, door and a wall mounted Aqualisa shower over. Pedestal wash hand basin with taps over. Obscure double glazed window to the rear aspect, tiled walls, floor and a heated chrome towel rail. Extractor.

WC: 4' 11" x 2' 8" (1.51m x 0.81m)

Fitted with a white low level WC. Obscure double glazed window to the rear aspect and a tiled floor.

Outside

The front of the property is very low maintenance laid to tarmac and gravel chippings to provide off road parking. A step rises to the front door and a side door gives access through the property to the south facing rear garden.

A paved patio heads the conservatory door and low steps rise to the main gravel chipped garden. Outside water tap. Fully enclosed by timber fencing.