

Symonds
& Sampson



6 Winterhay Lane

Ilminster, Somerset

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Ilminster
Somerset TA19 9BA

Offering great potential, this period terrace house with parking and garage is offered for sale with no onward chain.



- Period terrace house with great potential
- Popular location close to good road links
 - Countryside footpaths nearby
 - Ample off road parking
- Scope for loft conversion subject to PP
 - Available with no onward chain



Guide Price £220,000

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk

THE PROPERTY

Offering lots of potential to make it your own, this period terrace house is very much a blank canvas for its next owner and offers great scope for an attic conversion (subject to the necessary consents).

ACCOMMODATION

The entrance lobby leads through into the two reception rooms which have at some time been knocked through, allowing natural light to flow through the ground floor. In the front sitting room the former fireplace has been boarded and is currently not in use but may have scope to be reinstated. The area under the stairs has also been boarded up at some point and could offer further scope for storage. The dining room opens into a galley style kitchen, with a useful lean-to utility area behind. This is a good size and useful area, with a WC and walk-in store to one corner, along with plumbing for appliances such as your washing machine and dishwasher. The family bathroom on the first floor is fitted with a neutral suite and includes an electric shower over the bath, whilst the adjoining airing cupboard houses a wall mounted gas boiler for the heating and hot water. The current configuration of the first floor includes three bedrooms, although a staircase has been installed in the rear bedroom providing access to the boarded attic space. Subject to the necessary consents being obtained, this could be a great start for those looking to add Velux windows and create a larger main bedroom on the second floor.

OUTSIDE

To the front of the property, a large area of what was formerly a

front garden is now laid to hardstanding providing ample off road parking. Closer to the house is an area of front garden, and pathway leading to the front door. The property benefits from various rights of way across the rear of the terrace, where the property also has access to a further area of land behind the house currently housing a prefabricated single garage. This area backs onto a field, and offers scope to be used as a separate garden area if the garage was not required. There is also an outside tap at the rear of the utility area.

SITUATION

The property is located along Winterhay Lane, towards the western edge of town and not far from local footpaths that take you into open countryside. At the entrance of Winterhay Lane there is the local Texaco Filling Station and SPAR grocery store, handy for when you need those little extras. The main town centre of Ilminster lies within a mile or so with its good variety of independent stores centred around the market square and 15th century Minster church. These include an award-winning butchers, delicatessen, cheese and dairy shop, super hardware store, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is well served by a town-centre Tesco store with ample free parking. Alongside is a bowls and tennis club and close-by a town library. Ilminster Arts Centre is a vibrant arts venue with a licensed café and there are plenty of other places to eat, including pubs, cafes and restaurants. The town has several hairdressers / beauty salons, a dental surgery, primary school (over two sites) and a modern health centre with two doctors' surgeries. There are good road links nearby, with Station Road connecting into the A358 and A303 at Southfields roundabout.

DIRECTIONS

What3words://loom.parent.dozens

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available in the area. Mobile signal could be limited indoors and you may prefer to use Wifi calling, however a signal is likely from all four major providers outdoors. Information from Ofcom.org.uk

MATERIAL INFORMATION

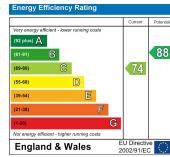
Somerset Council - Council Tax Band B

As is common, the title register contains information relating to various rights, easements and covenants and we are happy to provide a copy on request if any prospective buyer would like to read this prior to making an appointment to view.

As stated, the loft is boarded and a staircase added for access. However, formal permission has not been sought for conversion of the attic into a habitable room.

The property had cavity wall insulation installed in 2008.

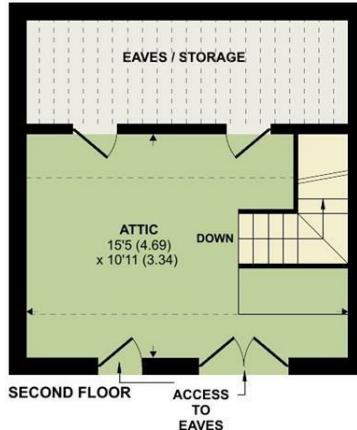




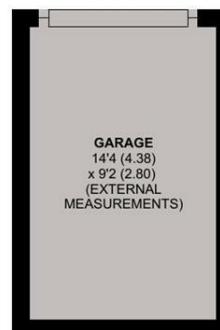
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE
14'4" (4.38)
x 9'2" (2.80)
(EXTERNAL
MEASUREMENTS)

Denotes restricted
head height



Ilminster

Approximate Area = 989 sq ft / 91.8 sq m (exclude garage)

Limited Use Area(s) = 150 sq ft / 13.9 sq m

Total = 1139 sq ft / 105.8 sq m

For identification only - Not to scale



Ilm/KJS/020924



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PROTECTED

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