

Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: C (69)

Services: Mains Gas, 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.

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Guide Price: £375,000

Adams Meadow, Ilminster, Somerset TA19 9DB

Independent Sales, Lettings and Property Management Agents

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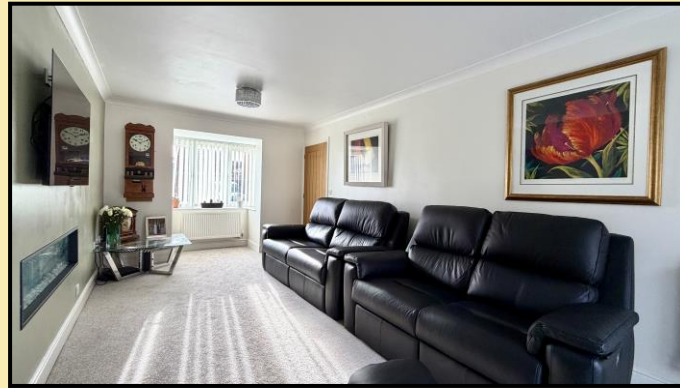
W: www.tarrresidential.co.uk

Tarr Residential

**39 Adams Meadow,
Ilminster,
Somerset
TA19 9DB**

Guide Price: £375,000

- **Modern Detached Property**
- **Popular Adams Meadow Development**
- **4 Bedrooms, En-Suite to Master**
- **Updated Fitted Kitchen & Utility Room**
- **23ft Dual Aspect Sitting Room**
- **Separate Dining Room**
- **Entrance Hall, Cloakroom & Family Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Garage, Carport & Off Road Parking**
- **Enclosed Level Rear Garden with Patio**



Situated on the ever popular Adams Meadow development is this modern detached 4 bedroom property with garage, carport and off road parking. The extremely well presented property comprises; entrance hall, 18ft dual aspect sitting room with bay window and french doors opening to the garden, separate dining room, updated kitchen and utility room, cloakroom, en-suite shower room to master bedroom and a white suite family bathroom. Further benefits from double glazing, gas fired heating and an enclosed well kept rear garden with patio.



Approach

Approach to the storm porch with outside light over and heading the composite front door opening to:

Entrance Hall

A spacious hall with stairs rising to the first floor with a built in storage cupboard beneath. Solid wood flooring, single panel radiator, telephone point, smoke detector and a coved ceiling.

Sitting Room: 23' 4" x 9' 11" (7.10m x 3.01m) (into bay)

A dual aspect room with a double glazed bay window to the front and double glazed french doors opening to the patio and rear garden. Feature modern flame effect fireplace. Two double panel radiators, TV and telephone points. Coved ceiling.

Dining Room: 11' 5" x 8' 6" (3.49m x 2.58m)

Double glazed window to the front aspect, double panel radiator and a coved ceiling.

Kitchen: 9' 4" x 8' 10" (2.85m x 2.68m)

Updated with a range of grey high gloss, soft closing wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset one and a half bowl and drainer with mixer tap over. Built-in high level electric double oven, separate four burner gas hob with a concealed extractor over. Space and plumbing for a dishwasher, space for an upright fridge/freezer. Double glazed window to the rear over looking the garden, recessed spotlights and a coved ceiling. Door to:

Utility Room: 5' 8" x 5' 4" (1.73m x 1.63m)

Fitted with matching units to the kitchen with rolled edge worktops over, space for a washing machine beneath. Wall unit housing the Veismann gas fired boiler. Wall mounted electric consumer unit. Part double glazed door opening to outside. Door to:

Cloakroom: 5' 5" x 2' 10" (1.66m x 0.86m)

Fitted with a white two piece suite comprising; low level WC and a wall mounted corner wash hand basin with mixer tap and tiled splash-back over. Single panel radiator and an obscure double glazed window to the side aspect.

First Floor Landing

With access to the roof void, single panel radiator and a smoke detector. Built-in cupboard housing the hot water cylinder tank and immersion heater.

Bedroom 1: 11' 7" x 10' 1" (3.54m x 3.07m) (max)

Double glazed window to the front aspect, range of built-in wardrobes, single panel radiator, power points with USB ports, TV and telephone points. Door to:

En-Suite Shower Room: 6' 4" x 5' 8" (1.92m x 1.73m)

Fitted with a modern white three piece suite comprising; square cubicle with a glass door and wall mounted shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Part tiled walls, single panel radiator, extractor, recessed ceiling spotlights and an obscure double glazed window to the front aspect.

Bedroom 2: 12' 2" x 11' 7" (3.70m x 3.54m) (max)

Double glazed window to the front aspect, single panel radiator, built-in wardrobe and a TV point.

Bedroom 3: 8' 10" x 7' 10" (2.68m x 2.38m)

Double glazed window to the rear aspect, single panel radiator and a TV point.

Bedroom 4: 10' 1" x 6' 11" (3.07m x 2.10m) (max)

Double glazed window to the rear aspect and a single panel radiator.

Bathroom: 7' 1" x 5' 7" (2.17m x 1.70m)

Fitted with a white three piece suite comprising; panel bath with a mixer tap and wall mounted Triton electric shower over. Wash hand basin and pedestal with mixer tap over. Low level WC. Part tiled walls, single panel radiator, shaver point, extractor, recessed ceiling spotlights and an obscure double glazed window to the rear aspect.

Garage: 16' 11" x 8' 6" (5.15m x 2.60m)

A single garage within a block of only two. Pitched and tiled roof (providing additional space within the eaves). Roller door to the front aspect heading the carport canopy and driveway, side access door from the garden. Power and light connected.

Outside

The outside of the property is very well kept and benefits from off road parking heading carport and garage at the side aspect. The storm porch and front door is approached via a short path. The front garden areas are laid to block pavements for ease of maintenance and enclosed by wrought iron railings. A timber pedestrian gate from the drive gives access to:

The level well kept rear garden is relatively low maintenance, fully enclosed and benefits from a good degree of privacy. A slate paved patio provides an ample seating space and leads onto the main lawn. A concealed bin storage area is to the side of the property. Space for a timber shed. Outside water tap and light.