



**Agents Note**

Please note there is a right of access to service one other neighbouring residence to the side and rear of the property.

**Tenure:** Freehold

**Council Tax:** Band B

**Energy Performance Rating:** D (58)

**Services**

Mains Electric, Water. Oil Fired Heating.  
Drainage is via a Wessex Water managed communal private system for these properties, billed through Wessex Water as normal.

**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: £270,000**

**Windmill Hill, Ashill, Nr Ilminster, Somerset**

**TA19 9NT**

Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

**7 Windmill Hill,  
Ashill, Nr Ilminster,  
Somerset  
TA19 9NT**

**Guide Price: £270,000**



- **NO ONWARD CHAIN**
- **Charming End of Terrace Property**
- **Stunning Countryside Views, Edge of Village Location**
- **2 Double Bedrooms**
- **Sitting Room with Fireplace**
- **Kitchen/Dining Area & Utility Area/Cloakroom**
- **Modern 4 Piece White Suite Bathroom**
- **Double Glazing & Oil Fired Heating**
- **Garage & Off Road Parking for Multiple Vehicles**
- **Large Mature Rear Garden with Patio**



**Situated on the very village edge of Ashill on Windmill Hill enjoying superb countryside views from the front and rear aspects is this extremely well presented 2 double bedroom end of terrace property with detached garage, off road parking for multiple vehicles and large mature rear garden. The property comprises; entrance porch, inner hall, sitting room with fireplace, modern kitchen/dining area, cloakroom/utility area and a first floor 4 piece white bathroom suite. Further benefits from double glazing and oil fired heating.**



#### **Approach**

Approach via the gated double width gravel chipped driveway heading the garage and the part double glazed front door. Opening to:

#### **Entrance Porch**

Constructed on low brick built walls, double glazed front door and windows.

#### **Entrance Hall**

With stairs rising to the first floor, wall mounted radiator, double glazed window to the side aspect, telephone point and a coved ceiling.

#### **Sitting Room: 14' 2" x 11' 11" (4.31m x 3.64m)**

Feature period style open fireplace and hearth, double glazed window to the front aspect, coved ceiling, wall mounted radiator, wood flooring and a TV point.

#### **Kitchen/Dining Area: 14' 4" x 11' 3" (4.38m x 3.44m)**

Fitted with a modern range of light fronted wall and base units, square edged wood block worktops over and all complemented by tiled splashbacks. Inset one and a half bowl sink and drainer with swan neck mixer tap over. Space for a range style cooker with a chimney style extractor fan over. Space and plumbing for both a dishwasher and washing machine with additional spaces for fridge and freezer. Wood laminate flooring, wall mounted radiator, coving and ceiling light/fan point and inset ceiling spotlights. Double glazed window to the rear overlooking the garden and views towards open countryside. Door opening to the rear patio area.

#### **Cloakroom/Utility Area: 5' 5" x 5' 3" (1.66m x 1.60m)**

Fitted with a white two piece suite comprising low level WC and a wall mounted wash hand basin with a built in storage cupboard below. Obscure double glazed window to the rear aspect. Access to under stair cupboard. Smoke detector. Wall mounted thermostat and Grant oil fired boiler.

#### **First Floor Landing**

Good sized landing with double glazed window to the rear aspect. Wall mounted radiator. Access to the built in airing cupboard.

#### **Bedroom 1: 11' 10" x 10' 0" (3.61m x 3.06m)**

Double glazed window to the front aspect with views towards the Blackdown hills and a wall mounted radiator.

#### **Bedroom 2: 10' 11" x 8' 7" (3.33m x 2.61m)**

Double glazed window to the rear aspect with far reaching views towards the Quantock Hills. Built in triple wardrobe, wall mounted radiator and a TV point.

#### **Bathroom: 8' 4" x 7' 5" (2.55m x 2.26m)**

Fitted with a modern four piece white suite comprising; panel bath with mixer tap and shower attachment over. Corner cubicle with a glass door and wall mounted electric shower. Low level WC. Pedestal wash hand basin with mixer tap over. Double glazed window to the front aspect, wall tiling to splash prone areas, wall mounted radiator, recessed ceiling spotlights and a laminate flooring.

#### **Garage: 20' 1" x 8' 8" (6.11m x 2.65m)**

A detached garage with an up and over door to the front aspect heading the driveway. Two windows to the rear. Power and light connected.

#### **Outside**

The front of the property is mainly laid to decorative chippings to provide off road parking for multiple vehicles heading the garage and front entrance porch. A path between the house and garage gives access to:

The superb large rear garden backs onto and enjoys views over fields and open countryside beyond. Mainly laid to lawn with mature hedges, shrubs and bushes. A good sized patio area can be accessed from the kitchen door and leads onto timber decking heading the summer house (power connected). Brick built storage shed with power and light. A further seating area is at the end of the garden along with a solid timber framed shed.