



8 ISLE VIEW

Isle Brewers, TA3 6QW

Price Guide £325,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A fantastic opportunity to purchase a three bedroom home surrounded by open countryside in the popular hamlet, Isle Brewers. The accommodation has been upgraded by the current owners and in brief comprises entrance hall, cloakroom, sitting room, kitchen/dining room, conservatory, three bedrooms and a bathroom. Outside the rear garden is a generous size, lawn to the front with ample driveway parking leading to the garage/workshop. One to view with no onward chain.

Situation

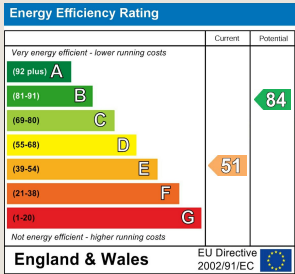
Isle Brewers is a small village set in the heart of rural Somerset, surrounded by open countryside, being within access of all surrounding towns and good local schools. Ilminster is a Medieval market town which offers a range of shopping and other amenities, together with schools. It also has convenient road access to both the M5 and to the A303.

The local area

Ilminster 5.4 miles, Langport 6.8 miles, Taunton 12 miles, South Coast 24 miles.

Local Authority

Council Tax Band: C
Tenure: Freehold
EPC Rating: E



PROPERTY DESCRIPTION

Entrance Hall

Quarry tiled floor, radiator and stairs rising to the first floor.

Cloakroom

Suite comprising low level WC and a wash hand basin with tiled splashback.

Sitting Room

14'9" × 13'9" (4.52 × 4.2)

With a window to the front aspect, fireplace with wood burner, radiator.
Opening to:

Kitchen/Breakfast Room

20'9" × 9'8" (6.35 × 2.97)

With two windows to the rear aspect and a door opening into the conservatory. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainers, dishwasher, electric oven, gas hob and extractor fan over. Space for fridge/freezer, modern splashback, spotlights and a radiator.

Conservatory

12'5" × 8'0" (3.79 × 2.44)

UPVC construction, space and plumbing for washing machine, windows and patio doors to the side opening into the garden. Under floor heating.

Landing

With a window to the side aspect and access to the loft.

Bedroom One

13'1" × 10'5" (3.99 × 3.2)

With a window to the front aspect, radiator.

Bedroom Two

10'7" × 9'6" (3.25 × 2.92)

With a window to the rear aspect, far reaching views, radiator.

Bedroom Three

10'11" × 9'9" (3.35 × 2.98)

With two windows to the rear aspect, far reaching views, radiator.

Bathroom

With a window to the front aspect. Suite comprising large walk in shower tray, low level WC, wash hand basin, heated towel rail, radiator, extractor fan and tiling to all splash prone areas.

Outside

To the front the garden is laid to lawn, enclosed by metal railings, blocked paved driveway leads to the garage/workshop, off road parking for approximately four cars. Side gate to the rear garden which is a generous size, mainly laid to lawn, pleasant seating area, brick built bbq, shed and far reaching views.

Garage/Workshop

23'2" × 11'7" (7.07 × 3.54)

Opening garage doors, three windows to the side, light and power connected, rear door to:

Store

11'7" × 10'4" max (3.54 × 3.16 max)

Light and water connected, side door to the rear garden.

Agents Note

Council tax band C . Mains water, electricity and sewerage. Oil fired central heating serviced Dec 2024. pedestrian right of way through back garden by neighbour at number 7. Fibre broadband.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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)

