

Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: D (67)

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: £525,000
Wadham Close, Ilminster, Somerset
TA19 9BH

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

T: 01460 68890

E: chard@tarrresidential.co.uk

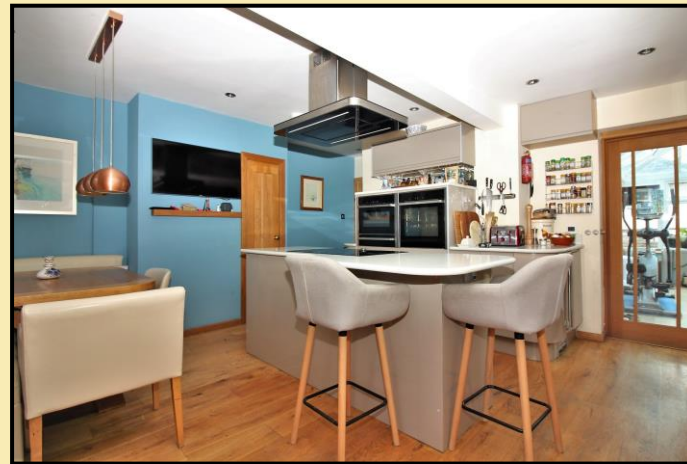
W: www.tarrresidential.co.uk

Tarr Residential

**Scorpio, Wadham Close,
Ilminster,
Somerset TA19 9BH**

Guide Price: £525,000

- **Superb Detached Bungalow**
- **3 Double Bedrooms**
- **Vaulted Ceiling Sitting Room Extension**
- **'High End' Kitchen / Dining Room Upgrade**
- **Conservatory**
- **En-Suite Shower/Steam Room**
- **Separate Shower Room**
- **Double Glazing, Gas Fired Heating and a Full Replacement Water System**
- **Driveway and Garage**
- **Extensive Mature Gardens**



A beautifully extended 3 double bedroom detached bungalow enjoying an elevated position with views across to Herne Hill, stunning sitting room with vaulted ceiling and access to the garden, all situated in a within the cul-de-sac of Wadham Close off Station Road, Ilminster. The property comprises; superb kitchen/dining room with 'high end' built-in appliances, conservatory, sitting room, inner hall with study area, updated en-suite steam/shower room to the master bedroom and a further white suite shower room. The outside comprises of patio areas, pond with waterfall, lots of wonderful flower/shrubs/fruit and vegetable beds to keep you busy. Further benefits from double glazing, gas fired heating, garage with utility area and further shower room. Off road parking for 2 vehicles.



Approach

The property is located off Station Road and approached via a shared driveway to the off road parking heading the garage. A short path leads to the solid wood part double glazed door opening to:

Kitchen/Dining Room: 16' 8" x 14' 10" (5.09m x 4.51m)

Fitted with a superb range of soft closing light fronted high gloss wall and base units with pull-out baskets and larder units. Solid quartz worktops with an inset double stone sink unit with a mixer tap and separate instant hot water tap. Built-in appliances include; twin Neff multi-function ovens with 'slide n hide' door, Neff induction hob with a stainless steel chimney style extractor over, Hotpoint dishwasher and a wine chiller. Space for a large fridge/freezer. Island feature with space for seating under. Double glazed windows to the front and side aspects, solid oak and electric underfloor heating, built-in storage cupboard, wall mounted unit housing the electric fusebox. Recessed ceiling spotlights and a smoke detector. Door to:

Conservatory: 16' 6" x 10' 6" (5.04m x 3.20m)

Enjoying superb views and constructed on low built walls with uPVC double glazed sealed units and glass roof over with skylight. Double glazed door opening to outside. Tiled and electric underfloor heating, three wall-light points and power points. access door to the garage and a further Door to: A utility space with plumbing for a washing machine and tumble dryer over. Double glazed window to the front aspect.

Inner Hall & Study Area

Double glazed window to the rear aspect, access to the boarded loft space, single panel radiator, wood flooring and a smoke detector. Opening to the study area with High Speed Broadband and feature stained glass window into the sitting room.

Sitting Room: 20' 8" x 15' 1" (6.30m x 4.61m)

A stunning room with vaulted ceiling and feature circular window with recessed lighting and uplighters. Two sets of triple sliding patio doors opening to the patio area and garden with electric remote controlled curtain rails. Feature stone tiled wall with a modern CVO flueless gas fire with 3.6Kwatt. Wall mounted radiator, hardwired TV into broadband and telephone points.

Bedroom 1: 16' 2" x 8' 6" (4.93m x 2.60m)

Double glazed window to the front aspect, range of built-in wardrobes and a concealed dressing table with TV point. Wood flooring, modern wall mounted radiator, wall light point and coving. Door to:

En-Suite Shower/Steam Room: 11' 2" x 6' 9" (3.40m x 2.07m)

Fitted with a white five piece suite comprising; double multi-function steam/shower cubicle with a glass door and built-in seat feature. Oval bath with mixer tap over. Vanity unit with an inset wash hand basin with mixer tap over. Bidet and a low level WC. Laminated panelled walls, chrome heated towel rail, two shaver points, Electric underfloor heating,

large electronically heated mirror, double high end extractors in the loft space and an obscure double glazed window to the front aspect.

Bedroom 2: 12' 4" x 10' 11" (3.77m x 3.32m)

Double glazed window to the side aspect over-looking the patio. Good range of built-in wardrobes, drawers and dressing table. Single panel radiator and a TV point.

Bedroom 3: 11' 4" x 8' 11" (3.46m x 2.72m)

Double glazed sliding door and window opening to the conservatory. Single panel radiator, wood flooring and a TV point.

Shower Room: 6' 10" x 5' 5" (2.09m x 1.65m)

Fitted with a modern white three piece suite comprising; walk-in double cubicle with a glass screen and wall mounted thermostatic shower over. Bathroom storage units with an inset wash hand basin over and a low level WC with a concealed cistern. Obscure double glazed window in to the conservatory, wall mounted illuminated mirror, chrome heated towel rail and an roof mounted extractor.

Garage: 19' 5" x 11' 11" (5.93m x 3.62m)

A slightly larger than average single garage with an electric roller door to the front aspect heading the driveway. Double glazed window to the rear aspect and fitted with a range of wall and base units, inset stainless steel bowl and drainer with mixer tap over. Space for an upright fridge/freezer. Power and light connected. Internal access door to the main property and a further door to:

Shower Room: 7' 3" x 3' 3" (2.20m x 1.00m)

Fitted with a modern white three piece suite comprising; 1000 x 800mm cubicle with a glass door and wall mounted thermostatic shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Obscure double glazed window into the conservatory, wall mounted illuminated mirror, chrome heated towel rail and an extractor.

Outside

The property is situated in an elevated position within Wadham Close, located just off Station Road and enjoys views across to Herne Hill. Two off road parking spaces head the garage and a path leads to the main solid oak part double glazed entrance door.

The main landscaped garden is extremely well maintained, tiered and benefits from a large patio area heading both sets of the sitting room doors. Beds and borders are filled with an established variety of ornamental trees, low mature shrubs and plants and is planted to give all year round colourful interest. An attractive feature ornamental pond is set to one side. Steps lead down from the patio to a vegetable garden with spaces for a timber shed and greenhouse. A further paved area is to the rear of the garage and is currently used for storage. All enclosed by a combination of stone built walls, mature hedging and timber fencing.