



DERBYSHIRE'S
— *Estate Agents* —

4 Broadoak, Horton, Ilminster, TA19 9SE

A well-presented and spacious three-bedroom semi-detached home, situated in the sought-after village of Horton, near Ilminster. Located in a peaceful village setting, residents can enjoy easy access to a local post office, convenience store, and traditional pubs offering food and drink. Both Ilminster and Chard town centres are just a short drive away.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	
		86	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

- Three Bedrooms
- Kitchen & Cloakroom
- Laundry Cupboard
- Enclosed Front & Rear Gardens
- Driveway & Single Garage
- Village Location with Local Amenities
- Easy Access to Ilminster & Chard
- Offered with NO CHAIN

4 Broadoak, Horton, Ilminster, TA19 9SE
Asking Price £260,000

ENTRANCE HALL

10'7" max x 5'4" max (3.23 max x 1.64 max)

Entrance hall with doors to;

CLOAKROOM

7'8" max x 4'5" max (2.36 max x 1.37 max)

Window to the front aspect, heated towel rail, vanity wash hand basin, low level WC.

LAUNDRY CUPBOARD

4'5" max x 2'5" max (1.37 max x 0.76 max)

Plumbing and space for washing machine with space above for storage.

KITCHEN

12'0" max x 9'0" max (3.68 max x 2.76 max)

Window and door to the rear aspect. Wall and base units with stainless steel sink drainer, space for cooker, plumbing and space for dishwasher, storage cupboard currently housing fridge freezer.

LOUNGE DINING ROOM

20'0" max x 13'4" max (6.11 max x 4.08 max)

Triple aspect with windows to the front and side aspect and French doors to the rear aspect opening onto the garden ideal for alfresco dining. Fireplace with electric fireplace, stairs to the first floor.

FIRST FLOOR LANDING

9'10" max x 4'5" max (3.01 max x 1.36 max)

Doors to all bedrooms and bathroom, airing cupboard, loft access.

BEDROOM ONE

11'10" max x 10'0" max (3.61 max x 3.07 max)

Double aspect with windows to the front and side aspect, built in wardrobe.

BEDROOM TWO

12'6" max x 8'8" max (3.83 max x 2.65 max)

Window to the front aspect, built in wardrobe.

BEDROOM THREE

9'9" max x 7'11" max (2.99 max x 2.42 max)

Window to the rear aspect.

BATHROOM

8'6" max x 7'2" max (2.61 max x 2.19 max)

Window to the rear aspect and heated towel rail. The bathroom comprises bath with shower over, vanity wash hand basin and low level WC.

OUTSIDE

To the front of the property there is a walled front garden which is gravelled with path leading the front door.

To the rear of the property there is a paved garden with raised flower beds, raised fish pond and pedestrian gate leading to the driveway.

GARAGE

The garage is to the rear of the property accessed via the driveway to the side.

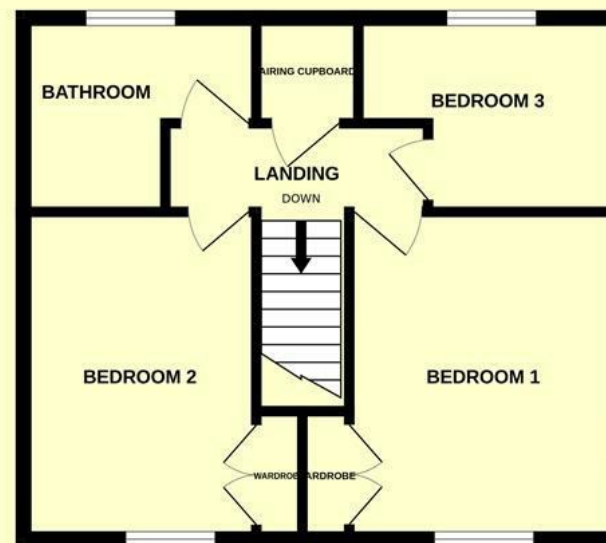
ADDITIONAL INFORMATION

The property comes with planning permission for both front and rear extensions. Architectural drawings are available upon request of any interested parties showing various design options.

GROUND FLOOR



1ST FLOOR





Directions -





DERBYSHIRE'S
— *Estate Agents* —

11, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600