



Tenure: Freehold

Council Tax: Band B

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.

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: £165,000

Butts, Ilminster, Somerset TA19 0AY

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Ilminster,
Somerset
Ta19 0AY**

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- **NO ONWARD CHAIN**
- **Charming Terraced Property**
- **Superb Views from the Rear Aspect**
- **2 Double Bedrooms**
- **Modern Fitted Kitchen**
- **Sitting Room & Dining Room**
- **Updated White Suite Shower Room**
- **Gas Fired Heating via a Combination Boiler**
- **Double Glazing**
- **Enclosed South Facing Garden**



Approach

Approached from the main public footpath to a part glazed front door opening to the Porch with the wall mounted electric consumer unit and meter. Further glazed door to:

Entrance Hall

With stairs rising to the first floor, double panel radiator and a wall mounted thermostat. Door to:

Sitting Room: 10' 0" x 9' 6" (3.06m x 2.90m)

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

Dining Room: 11' 4" x 10' 3" (3.46m x 3.13m)

Double glazed window to the rear aspect, feature fireplace with a wood surround, marble hearth and space for an electric fire. Deep built in under stairs storage cupboard. Opening and step down to:

Kitchen: 10' 10" x 7' 8" (3.31m x 2.34m)

Double glazed french doors opening to a timber decked seating area and enjoying superb countryside views. Fitted with a modern range of white fronted wall and base units, rolled edge worktops and all complemented by tiled splash backs. Inset one and a half bowl and drainer with mixer tap over. Built in oven with a stainless steel four burner hob over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Wall mounted Glow Worm combination boiler and two double glazed windows to the side aspect.

First Flooring Landing

With access to the roof void and doors to all first floor rooms.

Bedroom 1: 13' 2" x 10' 1" (4.02m x 3.08m)

Two double glazed windows to the front aspect and a double panel radiator.

Bedroom 2: 10' 7" x 8' 5" (3.23m x 2.57m)

Double glazed window to the rear aspect enjoying superb countryside views. Double panel radiator.

Shower Room: 11' 2" x 8' 0" (3.40m x 2.43m) (max)

Fitted with a modern white three piece suite comprising; double cubicle with a glass screen and a wall mounted thermostatic shower over. Vanity storage unit with an inset wash hand basin over. Low level WC. Obscure double glazed window to the rear aspect, large built in storage cupboard, chrome ladder style heated towel rail, double panel radiator, extractor and recessed ceiling spotlights.

Outside

The front door is approached directly from the main public footpath.

The enclosed south facing rear of the property enjoys superb views over the Ilminster town, Pretwood and Herne Hill beyond. A timber decked seating area is accessed from the kitchen french doors and steps descend to the main lawn. Outside water tap.

Enjoying superb views over the Ilminster town, Pretwood and Herne Hill beyond from the rear aspect is this charming 2 double bedroom terraced cottage with an enclosed south facing rear garden. All situated on Butts within a close walk to the town centre amenities. The property comprises; entrance porch, inner hall, sitting room, separate dining room, kitchen with french doors opening to the garden and a first floor white suite shower room. Further benefits from double glazing and gas fired heating via a combination boiler.