55 DITTON STREET

Ilminster, TA19 0BW

Offers In The Region Of £225,000

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PROPERTY DESCRIPTION

A four bedroom home situated within close proximity to the Town Centre amenities and stone throw to the local school. The spacious accommodation requires modernisation but has great potential and in brief comprises sitting room, study, wet room, kitchen, dining room, utility room and store. On the first floor, three bedrooms and a bathroom and stairs leads to the loft room. To the front there is ample driveway parking, a garage and log store. Viewing advised and no onward chain.

Situation

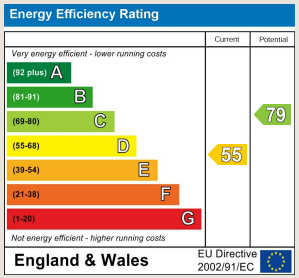
Ilminster is a Medieval market town which offers a range of shopping including, independent shops, butchers, greengrocers, hardware store, antique shops, arts and crafts centre, Tesco, Co-Op and other amenities, together with nurseries and schools. It also has convenient road access to both the M5, to the A303 and a bus service for the Berrys Superfast to London Hammersmith. There are mainline railway stations at Crewkerne 7 miles (London Waterloo) and the county town of Taunton 13 miles (London Paddington).

The local area

12 miles – Taunton | County Town | London Rail Links 14 miles – Yeovil Town | London Rail Links - 43 miles – Bristol International Airport

Local Authority

Somerset Council Council Tax Band: C
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Sitting Room

18'2" x 11'11" (5.54 x 3.64)
With a window and door to the front aspect. Solid fuel Rayburn, radiator, wall lights and stairs rising to the first floor with a storage cupboard under.

Study

10'2" x 4'9" (3.12 x 1.45)
With a window to the rear aspect.

Wet Room

With a window to the side aspect. Suite comprising electric shower, low level WC, wash hand basin, radiator, extractor fan and modern aqua boards.

Kitchen

14'7" x 5'4" (4.46 x 1.64)
With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Gas hob and space for fridge/freezer. Open into:

Dining Room

13'7" x 12'0" (4.16 x 3.67)
With two windows to the front aspect, radiator and space for dishwasher and washing machine.

Utility Room

7'0" x 6'2" (2.14 x 1.90)
With a window to the side aspect, stainless steel sink/drainer, base units and access to the loft, boilers. Door into the store room.

Store Room

11'9" x 4'6" (3.60 x 1.39)
Door to the front garden.

Landing

Door with stairs rising to bedroom four, over stairs cupboard and doors into:

Bedroom One

12'4" x 10'4" (3.77 x 3.17)
With a window to the front aspect, under stairs storage cupboard and a radiator.

Bedroom Two

12'0" x 10'6" (3.67 x 3.21)
With a window to the front aspect, built in wardrobe and a radiator.

Bedroom Three

8'8" x 7'4" (2.66 x 2.25)
With a window to the rear aspect, over stairs, wardrobe and a radiator.

Bathroom

With a window to the rear aspect. Suite comprising corner bath with shower over, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

Bedroom Four

12'1" x 8'8" (3.70 x 2.66)
Velux window, beams and two radiators. Door into further loft storage area.

Outside

The front garden has a small lawned seating area, log stores and ample driveway parking leads to the garage.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The single storey extension was built in January 2015 and the single garage was erected in June 2015. There is pedestrian access for 4 The Cross.

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

01460 74200

crewkerne@mayfairproperties.net

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)

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