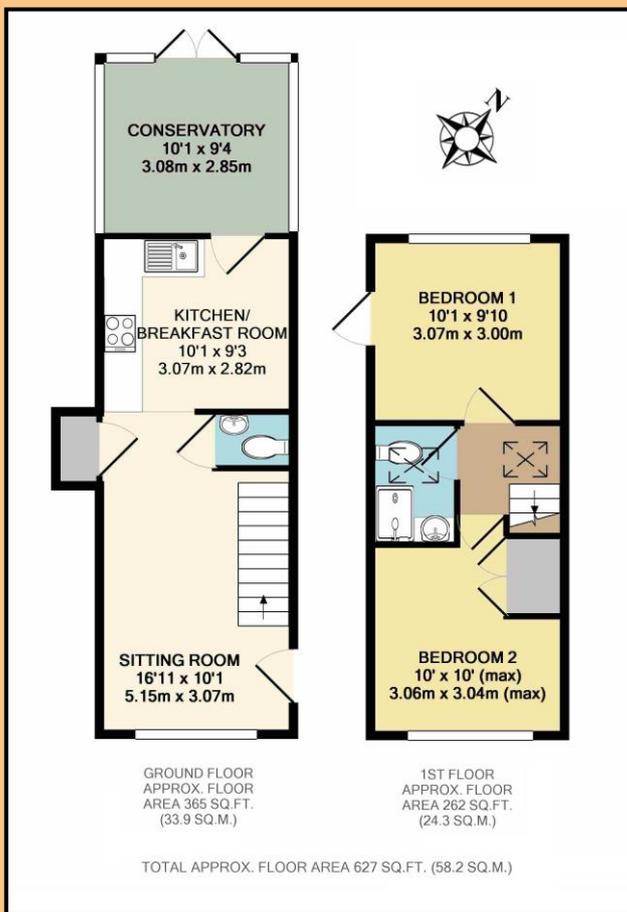




TO LET: £925 pcm – Un Furnished

Broadway Road, Broadway, Nr Ilminster, Somerset TA19 9RE

A delightful 2 double bedroom property with an enclosed rear garden backing onto a field and off road parking, all situated within the popular village of Broadway, nr Ilminster. The property comprises; sitting room, cloakroom, modern fitted kitchen/breakfast room, conservatory over-looking the garden and a first floor white suite shower room. Further benefits from double glazing and oil fired heating. Sorry No Pets. Council Tax: A. EPC: C (70). READY NOW.



First Floor Landing

Velux style window to the side aspect, smoke detector and a textured ceiling.

Bedroom 1: 10' 1" x 9' 10" (3.07m x 3.00m)

double glazed window to the rear aspect with views over a field beyond. Double panel radiator, TV and telephone points, textured ceiling.

Bedroom 2: 10' 0" x 10' 0" (3.06m x 3.04m) (max)

Double glazed window to the front aspect, double panel radiator, TV and telephone points and a built-in over-stairs storage cupboard.

Shower Room: 6' 4" x 4' 6" (1.94m x 1.37m)

Fitted with a white three piece suite comprising; square cubicle with a wall mounted Mira thermostatic shower over and a glass screen and door. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Velux style window to the side aspect, ladder style heated towel rail, recessed ceiling spotlights, extractor and a textured ceiling.

Outside

The property benefits from off street parking to the front aspect. A path leads to the front door on the side aspect and onward to a timber gate giving access to:

The enclosed rear garden backs on to an open field and benefits from a paved patio heading the conservatory doors. The remainder of the garden is mainly laid to level lawn with mature shrubs.

Tenure: Un-Furnished Let. Sorry No Pets.

Council Tax: Band A

Energy Performance Rating: C

Services:

Mains Electric and Water. Mains Drainage and Oil Fired Heating.

Viewing

Strictly by appointment only via sole letting agent Tarr Residential on or at 35 Fore Street, Chard, Somerset TA20 1PT.

Lettings Requirements

1 Months rent (£925) in advance along with 5 weeks rent (£1067.30) by way of deposit to be lodged with the Deposit Protection Scheme.

Entrance

Approach via the gravel chipped off street parking area to a solid timber part glazed front door on the side aspect with a storm canopy over. Opening to:

Sitting Room: 16' 11" x 10' 1" (5.15m x 3.07m) (max)

Double glazed window to the front aspect, double panel radiator, wall mounted thermostat, TV and telephone points and a wall mounted electric fuse box. Door to a built-in storage cupboard, large opening to the kitchen and a further door to:

Cloakroom: 4' 0" x 2' 11" (1.22m x 0.90m)

Fitted with a two piece suite comprising; low level WC and a wall mounted wash hand basin with taps and a tiled splash-back over. Extractor.

Kitchen/Breakfast Room: 10' 1" x 9' 3" (3.07m x 2.82m)

Fitted with a modern range of white fronted wall and base units, rolled edge worktops over and all complemented by tiled splash-backs. Inset stainless steel bowl and drainer with mixer tap over. Built-in Beko electric oven with a ceramic hob and concealed extractor over. Space and plumbing for a washing machine. ladder style heated towel rail and a window into the conservatory. Door to:

Conservatory: 10' 1" x 9' 4" (3.08m x 2.85m)

Constructed on low brick built walls with uPVC double glazed sealed units and a polycarbonate roof over. Double glazed french doors open to the garden. Tiled floor, ceiling fan/light point. Power points.

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

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