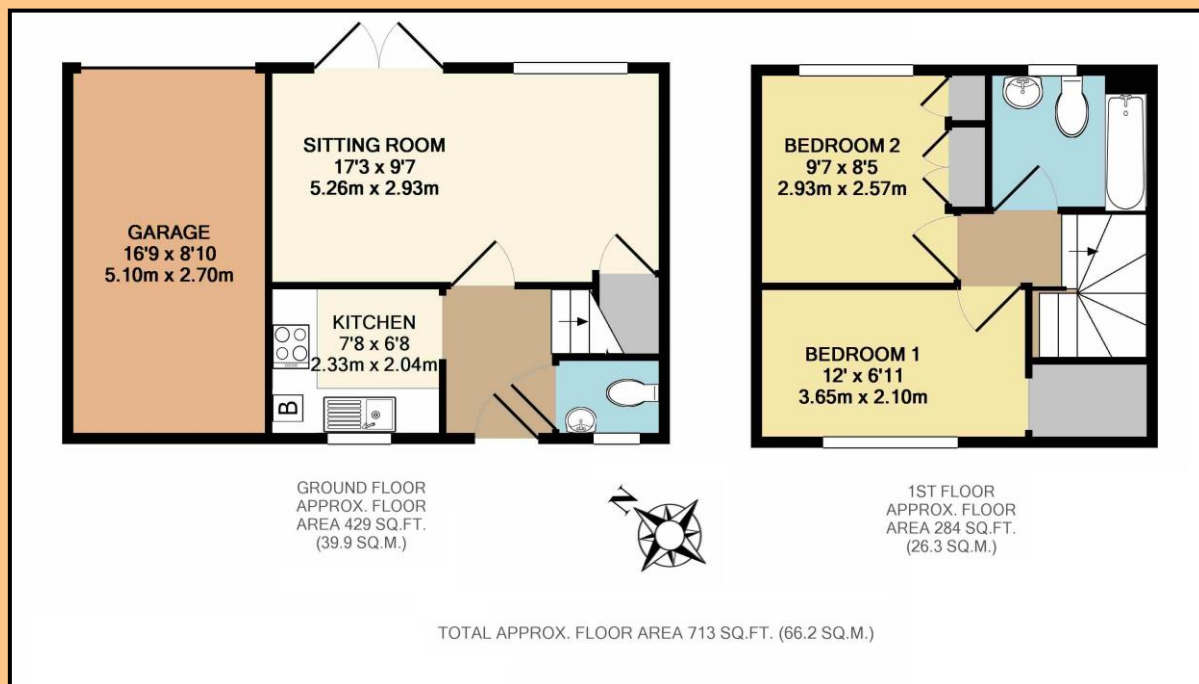




TO LET: £1000 pcm Un-Furnished

Canal Way, Ilminster, Somerset TA19 9DS

A well presented 2 bedroom modern mid-terraced property with garage and 2 off road parking spaces, all situated on the popular location of Canal Way, Ilminster. The property comprises; entrance hall, cloakroom, fitted kitchen, 17ft sitting room and a first floor white suite bathroom. Further benefits from gas fired heating via a combination boiler, double glazing and low maintenance gardens.
Council Tax: Band B. EPC: C (72). READY NOW.



Entrance

A short paved path leads to the part double glazed front door with storm canopy and light over. Opening to:

Entrance Hall

With stairs rising to the first floor, single panel radiator, telephone point and a coved ceiling. Door to:

Cloakroom: 4' 9" x 3' 7" (1.46m x 1.08m)

Fitted with a white two piece suite comprising: low level WC, wall mounted wash hand basin with taps and a tiled splash back over. Obscure double glazed window to the front aspect, single panel radiator and a wall mounted electric fuse box.

Kitchen: 7' 8" x 6' 8" (2.33m x 2.04m)

Fitted with a modern range of light wood effect wall and base units, square edge worktops over and all complemented by tiled splash backs. Built-in Zanussi electric oven with four burner gas hob and extractor over. Space and plumbing for a washing machine and space for an under-counter fridge. Wall unit housing the Vaillant gas fired combination boiler. Double glazed window to the front aspect, single panel radiator and a TV point.

Sitting Room: 17' 3" x 9' 7" (5.25m x 2.93m)

Double glazed french doors opening to the rear garden and a further double glazed window. Two double panel radiators, TV and telephone points, wall mounted thermostat and a built in under stairs storage cupboard.

First Floor Landing

With access to all first floor rooms.

Bedroom 1: 12' 0" x 6' 11" (3.65m x 2.10m)

Double glaze window to the front aspect, single panel radiator and access to the roof void. Opening to a walk in storage area.

Bedroom 2: 9' 7" x 8' 5" (2.93m x 2.57m)

Double glazed window to the rear aspect, single panel radiator,

built in triple wardrobe, TV and telephone point.

Bathroom: 6' 7" x 6' 3" (2.00m x 1.91m)

Fitted with a three piece suite comprising: panel bath with a telephone style mixer tap, wall mounted Mira electric shower and glass screen over. Wash hand basin and pedestal with taps over. Low level WC. Part tiled walls, single panel radiator, tiled floor and an obscure double glazed window to the rear aspect.

Garage

A single garage located at the rear of the property with an up and over door heading the two off road parking spaces.

Outside

The outside of the property is very low maintenance with the front garden laid to decorative gravel chippings with a variety of mature shrubs planted within.

The rear garden is fully enclosed and benefits from a paved patio heading the sitting room doors and leads on to areas of slate chippings and artificial grass. A timber gate to the side provides access to the off road parking spaces.

Tenure: Un-Furnished Let.

Council Tax: Band B **Energy Performance Rating:** C (72)

Services: Mains Gas, Electric, Water and Drainage.

Viewing

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

Lettings Requirements

1 Months rent (£1000.00) in advance along with 5 weeks rent (£1153.00) by way of deposit to be lodged with the Deposit Protection Scheme.

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

M372 Printed by Ravensworth 01670 713330