

25 Ashcombe Court, Ilminster, Somerset TA19 0ED

A charming two bedroom cottage with patio garden and garage, overlooking courtyard gardens and close to the heart of Ilminster town

Cognatum PROPERTY

Entrance Hall

Downstairs Shower Room

Sitting Room

Dining Room

Kitchen

Two Double Bedrooms

Shower Room

Garage

Patio Garden

150 year Lease (from 1990)

No Ground Rent

55+ Age Covenant.

The Property

25 Ashcombe Court is a spacious two bedroom cottage with private patio garden and garage.

Upon entering the spacious entrance hall there is a downstairs shower room. The large sitting room has a feature electric fireplace and leads via double doors to the dining room. French doors open out to the private patio garden. The fitted kitchen has a range of units with a built-in Neff oven and ceramic hob. There is space for a free standing washing machine and fridge/freezer.

Upstairs there are two double bedrooms, both with built in wardrobes. There is also a main shower room.

The property has electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £280,000 (Leasehold)

Directions to Ashcombe Court

From the A303 and at the South Petherton roundabout about four miles east of Ilminster exit onto Harp Road and continue through Whitelackington onto the B3168 and down Bay Hill to Ilminster.

Continue into the town along East Street and at the crossroads with North Street continue across and the road bears round to the right and up into Silver Street. Turn left into Ashcombe Lane and Ashcombe Court will be seen ahead of you.

For viewings please call the Estate Manager on 01460 57882 or 07384 112 051 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



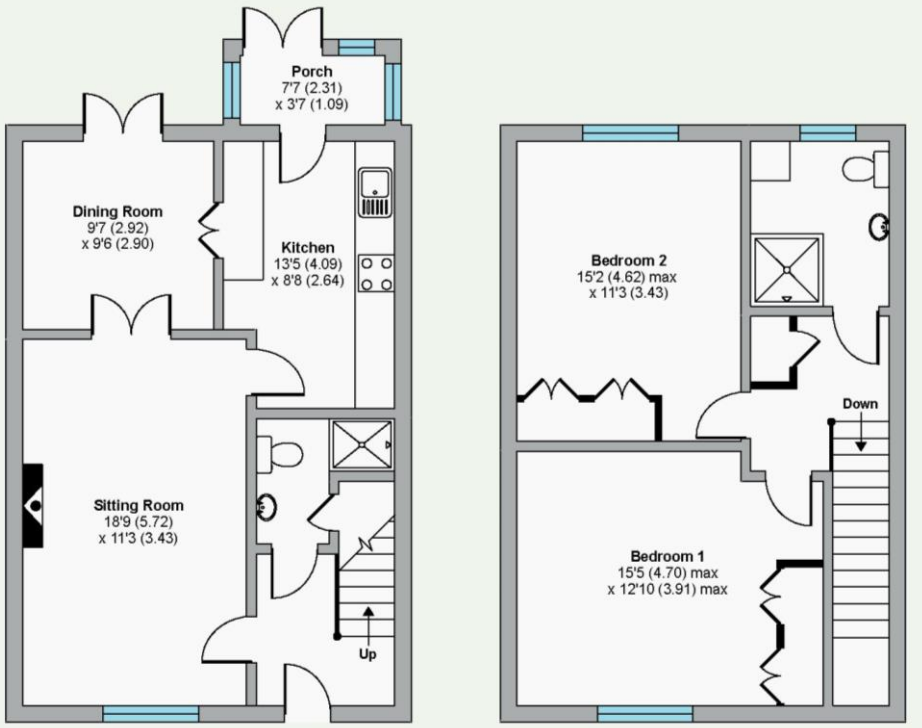
Bedroom 1



Bedroom 2



Bathroom





Rear Garden

Approximate Gross Internals: 102.5 m² /1104 ft²

Service Charge: £4,444 **Energy Performance Rating: D (63)**

Council Tax Band: F

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Ashcombe Court

Ashcombe Court sits within a quiet enclave close to the town centre, in the grounds of an attractive Regency building, Summerlands House, which has been transformed into apartments. The main entrance is through an archway in a finely-proportioned building of Ham stone, with stone pilasters surmounted by a cupola. Mellow honey-coloured stone cottages and apartments front onto two gently-sloping lawned courtyards, with Summerlands House at the top approached by an elegant flight of steps.

Ilminster is a busy market town and the streets still follow the medieval pattern with the market square and colonnaded market house at its centre. It has a good range of shops, supermarkets, banks, pubs and restaurants. Cultural opportunities also abound, with concerts, plays and events at the arts centre and theatre, and a twice-daily bus offers an easy trip to London. The splendid perpendicular Minster Church is the glory of the town and one of the most magnificent in the country. Taunton, the county town of Somerset with its history stretching back to Saxon times, is just 13 miles from the estate, and a drive of less than 15 minutes brings you to the Blackdown Hills Area of Outstanding Natural Beauty.

Cognatum Estates, a not-for-profit company limited by guarantee, provides the management services shown below together with insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties. All the properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must be over 55 years of age.

Services and Amenities at a Glance





Ashcombe Court Gardens



Cider Museum



Ilminster Church



Ilminster Town centre

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The Property Ombudsman