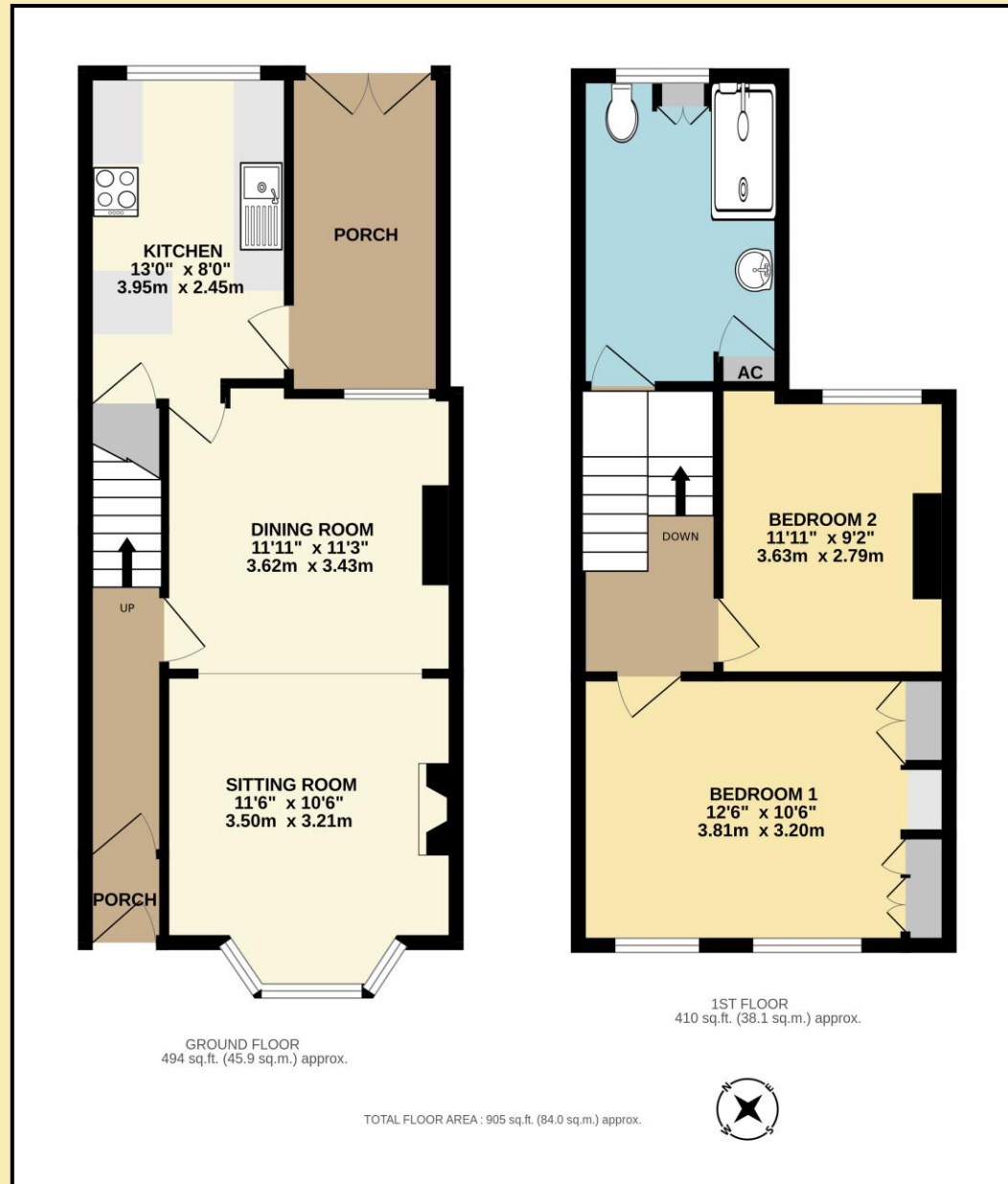




Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: TBA

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: £240,000

Station Road, Ilminster, Somerset TA19 9BQ

Independent Sales, Lettings and Property Management Agents

Tarr Residential Ltd Company Number 07042284 trading as Tarr Residential. Registered at 35 Fore Street, Chard, Somerset TA20 1PT

T: 01460 68890

E: chard@tarrresidential.co.uk

W: www.tarrresidential.co.uk

Tarr Residential

**84 Station Road,
Ilminster,
Somerset
TA19 9BQ**

Guide Price: £240,000

- **Period Terraced Property**
- **2 Double Bedrooms**
- **Sitting Room with Bay Window & Log Burner**
- **Separate Dining Room**
- **Kitchen & Rear Side Porch**
- **First Floor Large Shower Room**
- **Double Glazing**
- **Modern Electric Heating**
- **On Road Parking**
- **Private Enclosed Rear Garden with Patio**



A good size 2 double bedroom period terraced property with the added benefit of an enclosed level rear garden, all situated off Station Road and within easy access to local convenience shop and services. The extremely well presented property comprises; entrance porch, inner hall, sitting room with bay window and log burner, separate dining room, kitchen, rear porch with garden access and a large first floor shower room. Further benefits from double glazing, modern thermostatically controlled electric heating and on road parking.



Approach

Approach via a wooden pedestrian gate heading the footpath leading to the part double glazed uPVC front door opening to:

Entrance Porch: 3' 6" x 3' 1" (1.07m x 0.95m)

With a tiled floor and a wall mounted cupboard housing the electric consumer unit and meter. Further part glazed door to:

Inner Hall

With stairs rising to the first floor, tiled flooring and a double panel radiator. Door to:

Dining Room: 11' 11" x 11' 3" (3.62m x 3.43m)

with a double glazed window into the rear porch and a double panel radiator. Door to the kitchen and a large opening to:

Sitting Room: 12' 6" x 11' 6" (3.81m x 3.50m) (into bay)

Double glazed bay window to the front aspect and a feature fireplace with a slate hearth and an inset log burner. Double panel radiator. Picture rail and coving.

Kitchen: 13' 0" x 8' 0" (3.95m x 2.45m)

Range of wood and stainless steel storage units with an inset stainless steel bowl and drainer with mixer tap over. Space for an electric cooker with extractor over and space for an upright fridge/freezer. Breakfast bar feature with space for seating under. Double glazed window to the rear aspect over looking the garden, tiled flooring and a built in deep under stairs storage cupboard. Wall mounted radiator. Double glazed window and part double glazed door to:

Rear Porch: 13' 8" x 5' 10" (4.17m x 1.78m)

With double glazed french doors opening to the patio and rear garden. Wall mounted storage units. Power and light connected.

First Floor Landing

A split level landing with access to the roof void via a fitted loft ladder. Smoke detector and doors to all first floor rooms.

Bedroom 1: 12' 6" x 10' 6" (3.81m x 3.20m)

Two double glazed windows to the front aspect, double panel radiator, dado rail and coving. Range of built in wardrobes, drawers and dressing table.

Bedroom 2: 11' 11" x 9' 2" (3.63m x 2.79m)

Double glazed window to the rear aspect, double panel radiator and a coved ceiling.

Shower Room: 10' 8" x 8' 0" (3.24m x 2.45m)

A good size shower room fitted with a three piece suite comprising: 1700 x 800mm walk in cubicle with a glass screen and wall mounted Mira electric shower unit over. Pedestal wash hand basin with mixer tap over and a low level WC. Obscure double glazed window to the rear aspect, tiled walls, ladder style heated towel rail, low level built in storage cupboard and a further built in cupboard housing the hot water cylinder tank and immersion heater.

Outside

The property is set back from the main road with on road parking available at the front aspect. A wooden pedestrian gate gives access to the footpath leading to the front door. The garden is laid to decorative gravel chippings planted with low level shrubs. A brick built walls forms the front boundary.

The rear garden enjoys a high level of privacy and is fully enclosed by timber fencing. A patio seating area is accessed from the rear porch doors and leads onto the lawn with a stepping stone path through the garden to a greenhouse and timber shed at the rear boundary. Beds and borders are extensively planted with established apple trees, grape vines and shrubs. Outside water tap.