



Tenure: Freehold

Council Tax: Band F

Energy Performance Rating: C (71)

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.

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Guide Price: £450,000

Highfield, Ilminster, Somerset TA19 9SR

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**3 Highfield,
Ilminster,
Somerset
TA19 9SR**

Guide Price: £450,000

- **NO ONWARD CHAIN**
- **Modern Spacious Detached Bungalow**
- **Sought-After Cul-de-Sac with Views**
- **3 Bedrooms, En-Suite to Master**
- **20ft Sitting Room & Separate Dining Room**
- **Kitchen/Breakfast Room**
- **Entrance Porch, Inner Hall & Family Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Large Double Garage & Double Width Driveway**
- **Front & Private Enclosed Rear Garden**

Enjoying superb views over the Ilminster town and beyond is this spacious 3 bedroom detached bungalow with a large double garage, all situated in an elevated position in the sought-after cul-de-sac of Highfield, Ilminster. The property comprises; entrance porch, inner hall, 20ft sitting room with fireplace, separate dining area with garden access, fitted kitchen/breakfast room, en-suite to the master bedroom and a separate family bathroom. Further benefits from double glazing, gas fired heating, off road parking and an enclosed private rear garden.



Approach

Approach to a double width driveway heading the double garage on the ground floor. Steps rise to:

Entrance Porch: 5' 11" x 5' 11" (1.80m x 1.80m)

uPVC part double glazed front door and double glazed windows to both the front and side aspects. Paved flooring and a further glazed door and side panel opening to:

Inner Hall

A good size hall with a built in storage cupboard housing the electric consumer unit. Further built in cupboard housing the hot water cylinder tank and immersion heater. Double panel radiator, wall mounted thermostat, telephone point, smoke detector, textured and coved ceiling.

Sitting Room: 20' 3" x 18' 11" (6.17m x 5.77m) (max)

Two double glazed windows to the front aspect with superb views across the Ilminster town and Herne Hill. Feature Minsterstone fireplace with an inset gas coal effect fire. Two double panel radiators, two TV points, three wall-light points, textured and coved ceiling. Large opening to:

Dining Room: 11' 1" x 9' 7" (3.37m x 2.92m)

Double glazed french doors opening to the rear patio and garden. Double panel radiator, textured and coved ceiling.

Kitchen/Breakfast Room: 15' 5" x 12' 1" (4.71m x 3.68m)

Fitted with a range of wood fronted wall and base units, rolled edge worktops over and all complemented by tiled splash-backs. One and a half bowl and drainer with mixer tap over. Built-in high level Hotpoint electric double oven with a separate stainless steel four burner gas hob and concealed extractor over. Space and plumbing for both a dishwasher and tumble dryer, space for an under counter fridge. Wall mounted British Gas gas fired boiler and digital control panel. Double glazed window to the rear aspect over-looking the garden and a part double glazed door opening to outside, tiled flooring, double panel radiator, recessed ceiling spotlights, TV aerial point, carbon monoxide alarm, textured and coved ceiling.

Bedroom 1: 12' 4" x 11' 7" (3.76m x 3.52m)

Double glazed window to the rear aspect over looking the garden. Built in triple wardrobe with a small dressing table feature. Double panel radiator, TV aerial point and a telephone point, textured and coved ceiling. Door to:

En-Suite: 10' 0" x 3' 3" (3.06m x 1.00m)

Fitted with a three piece suite comprising; square cubicle with a glass door and wall mounted Mira thermostatic shower over. Wall mounted

wash hand basin with taps over. Low level WC. Obscure double glazed window to the rear aspect, single panel radiator, part tiled walls, wall mounted light/shaver point, textured and coved ceiling.

Bedroom 2: 11' 7" x 8' 7" (3.52m x 2.62m)

Double glazed window to the front aspect with excellent views over the Ilminster town. Built in triple wardrobe with a small dressing table feature. Double panel radiator, textured and coved ceiling.

Bedroom 3: 10' 7" x 9' 4" (3.23m x 2.85m)

Double glazed window to the front aspect with views, single panel radiator, textured and coved ceiling.

Bathroom: 10' 0" x 7' 4" (3.06m x 2.23m) (max)

Fitted with a three piece suite comprising; panel bath with a mixer tap over. Wash hand basin and pedestal with taps over. Low level WC. Obscure double glazed window to the rear aspect, part tiled walls, tiled flooring, single panel radiator, wall mounted light/shaver point, textured and coved ceiling.

Double Garage/Workshop: 27' 6" x 23' 6" (8.37m x 7.16m)

Located on the ground floor beneath the main property and heading the double width driveway. A larger than average double garage with twin Garador electric up and over doors to the front aspect. Power and light connected. Door into an entrance lobby with a paved floor.

Outside

The property is situated in an elevated position within its sought-after cul-de-sac location and enjoys superb views from the front aspect over the Ilminster town and beyond. A double width driveway heads the garage and provides off road parking. Steps rise to the main entrance porch and front door. The garden is mainly laid to decorative gravel chippings for ease of maintenance and beds are filled with a good variety of low plants. A wrought iron pedestrian gate to the side of the property gives access to the steps rising to:

The private rear garden benefits from paving extending the full width of the property with steps rising to the main lawn with patio areas to each side to enjoy the far reaching views. A raised bed at the rear boundary is planted with an excellent variety of mature shrubs and plants. Outside light, external power point and water tap are all installed. All enclosed by fencing.