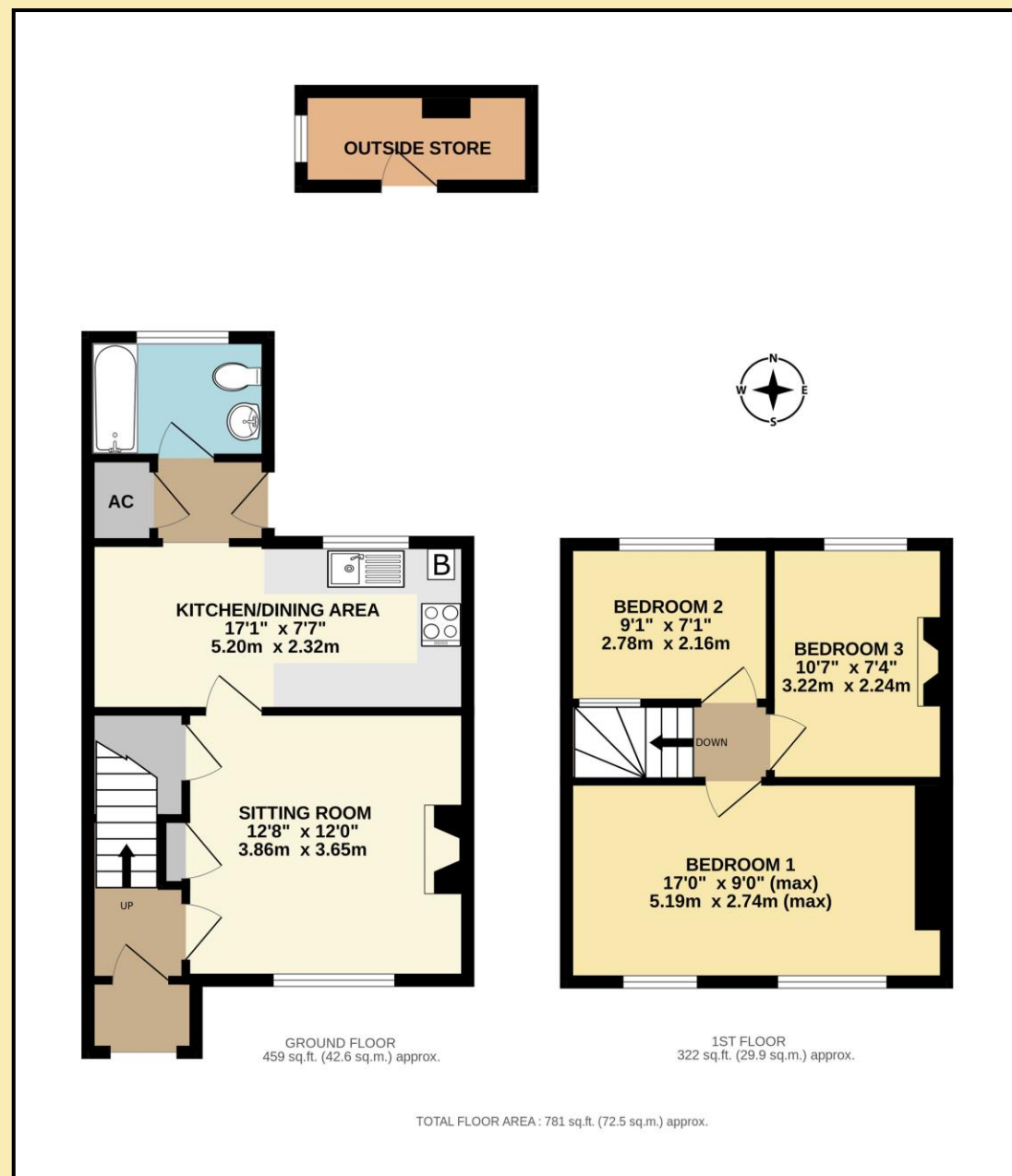




Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: D (62)

Services

Mains Gas, Electric and Water. Shared septic Tank for 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: £275,000

**New Buildings, Dowlish Ford, Ilminster, Somerset
TA19 0PE**

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

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Tarr Residential

**9 New Buildings,
Dowlish Ford, Ilminster,
Somerset
TA19 0PE**

Guide Price: £275,000

- NO ONWARD CHAIN
- Delightful Terraced 3 Bedroom Cottage
- Edge of Town, Hamlet Location
- Large South Facing Mature Garden
- Sitting Room with Fireplace
- Fitted Kitchen/Dining Area
- Ground Floor White Suite Bathroom
- Double Glazing & Gas Fired Heating
- Rear Courtyard with Store
- Off Road Parking

Situated on the very outskirts of Ilminster within the hamlet of Dowlish Ford yet within walking distance to the Ilminster town is this most charming stone built terraced, 3 bedroom cottage with countryside views and the added benefit of off road parking, large mature south facing front garden backing onto the pretty river and an enclosed rear courtyard with store. The property comprises entrance storm porch, sitting room with fireplace, fitted kitchen/dining area, rear lobby with access to the courtyard and a ground floor white suite bathroom. Further benefits from double glazing and gas fired heating.



Approach

Approached via a gravel driveway leading to an attractive stone arched porch with light over. Part double glazed composite door opening to:

Entrance Hall

With stairs rising to the first floor. Flagstone flooring, single panel radiator, telephone point and a part glazed door to:

Sitting Room: 12' 8" x 12' 0" (3.86m x 3.65m)

Double glazed window to front aspect, feature fireplace with a wood surround and an inset log burner. Under stairs storage cupboards, double panel radiator and flagstone flooring. Door to:

Kitchen/Dining Area: 17' 1" x 7' 7" (5.20m x 2.32m)

Fitted with a range of white fronted wall and base units, rolled edge worktops over and all complemented by tiled splashbacks. Inset stainless steel bowl and drainer with mixer tap over. Built in high level oven with a separate four burner gas hob and concealed extractor over. Space and plumbing for a washing machine. Wall mounted Glow Worm gas fired boiler. Double glazed window to the rear aspect and a single panel radiator. Opening to:

Rear Lobby

With a uPVC double glazed door opening to the rear courtyard and a good size built in cupboard housing the hot water cylinder tank. Door to:

Bathroom: 8' 0" x 5' 5" (2.45m x 1.64m)

Fitted with a white three piece suite comprising: panel bath with a glass bi-folding screen, taps and a wall mounted electric shower over. Pedestal wash hand basin with taps over. Low level WC. Tiled walls, single panel radiator and an obscure double glazed window to rear aspect.

First Floor Landing

With access to the roof void and doors to all first floor rooms.

Bedroom 1: 17' 0" x 9' 0" (5.19m x 2.74m) (max)

Two double glazed windows to front aspect with excellent views over the gardens. Part beamed ceiling and a double panel radiator.

Bedroom 2: 9' 1" x 7' 1" (2.78m x 2.16m)

Double glazed window to the rear aspect over looking fields beyond. Glazed panel into the stairwell and a single panel radiator.

Bedroom 3: 10' 7" x 7' 4" (3.22m x 2.24m)

Double glazed window to rear aspect with views over fields. Fireplace feature with shelving and a single panel radiator.

Outside Store: 10' 4" x 4' 3" (3.14m x 1.29m)

Situated in the rear courtyard with a uPVC access door and a window to the side.

Outside

The property is located in the quiet hamlet location of Dowlish Ford yet within walking distance to the Ilminster town. Approached via a shared driveway along the front of the cottages leading to the off road parking area which over looks:

The main south facing mature garden is at the front of the cottages, extends to approximately 100ft and backs on to the pretty river. Mainly laid to grass with a good variety of mature shrubs.

At the rear of the property is a private courtyard accessed from the rear door with space for seating and features the store. A rear gate gives access to Moolham Lane.