



**Tenure:** Freehold

**Council Tax:** Band D

**Energy Performance Rating:** A (92)

#### Services

Mains Gas, Electric, Water and Drainage. Solar Panels.

#### 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: £375,000**  
**Lower Meadow, Ilminster, Somerset**  
**TA19 9DR**

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Ilminster,  
Somerset  
TA19 9DR**

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- **Modern Good Size End of Terrace Property**
- **Quiet Lower Meadow Location**
- **4 Bedrooms, En Suite to Master**
- **Re-Fitted Kitchen**
- **Dual Aspect Sitting Room & Dining Room**
- **Study/Playroom, Spacious Entrance Hall & Landing**
- **Cloakroom & Updated White Suite Family Bathroom**
- **Gas Fired Heating, Double Glazing & Solar Panels**
- **Garage & Off Road Parking**
- **Low Maintenance Private Rear Garden**

**A spacious, modern 4 bedroom end of terrace property with a low maintenance private garden, garage and off road parking, all situated on the popular Lower Meadow development within a short walk to the Herne View Primary School, recreation ground and Ilminster town centre. The property comprises; good size entrance hall, cloakroom, dual aspect sitting room with access to the garden, re-fitted kitchen with integrated appliances, separate dual aspect dining room with access to the garden, study/playroom, updated en-suite to master bedroom and an updated white suite family bathroom. Further benefits from double glazing, gas fired heating and solar panels.**



**Approach**

Approach to the composite front door with an outside light over. Opening to:

**Entrance Hall**

A spacious hallway with stairs rising to the first floor, under-stairs storage area, single panel radiator, telephone point, smoke detector, recessed ceiling spotlights and coving. Door to:

**Cloakroom**

Fitted with a white two piece suite comprising; Low level WC, wall mounted corner wash hand basin with taps and tiled splash-back over. Single panel radiator and an obscure double glazed window to the front aspect. Wall mounted electric consumer unit.

**Sitting Room:** 14' 8" x 11' 1" (4.46m x 3.39m)

A dual aspect room with double glazed window to the front and double glazed french doors opening to the patio and garden. TV point, double panel radiator and coving.

**Kitchen:** 11' 7" x 8' 5" (3.52m x 2.57m)

Updated and fitted with a range of white high gloss, soft closing wall and base units, all complemented by wood block worktops and tiled splash backs over. Inset stainless steel bowl and drainer with mixer tap over. Twin built-in high level ovens with a separate large ceramic hob and a modern extractor over. Integrated dishwasher, washing machine, fridge and freezer. Wall unit housing the Ideal gas fired boiler, recessed ceiling spotlights and a double glazed window to the front aspect.

**Dining Room:** 14' 8" x 9' 0" (4.46m x 2.75m)

A dual aspect room with a double glazed window to the front and double glazed french doors opening to the rear patio and garden, Solid wood flooring, double panel radiator and coving.

**Study/Playroom:** 8' 6" x 8' 0" (2.60m x 2.44m)

Two double glazed windows to the front aspect, double panel radiator and a TV point.

**First Floor Landing**

With access to the roof void, double glazed window to the rear aspect, single panel radiator, recessed ceiling spotlights and a smoke detector. Built in cupboard housing the hot water cylinder tank.

**Bedroom 1:** 10' 7" x 9' 4" (3.22m x 2.85m)

Double glazed window to the front aspect, single panel radiator and a built in open storage area. Door to:

**En Suite:** 8' 8" x 3' 9" (2.63m x 1.14m)

Fitted with a white three piece suite comprising; cubicle with a wall mounted multi-jet thermostatic shower and a glass door. Fitted

bathroom storage units with an inset wash hand basin with mixer tap over and a low level WC with a concealed cistern. Fully tiled walls and flooring, chrome ladder style heated towel rail, shaver point, recessed ceiling spotlights and an obscure double glazed window to the rear aspect.

**Bedroom 2:** 14' 8" x 11' 1" (4.47m x 3.39m) (max)

A dual aspect room with double glazed windows to the front and rear. Built in double wardrobe and a separate single wardrobe. Single panel radiator and a TV point.

**Bedroom 3:** 8' 6" x 8' 0" (2.60m x 2.44m)

Double glazed window to the front aspect, built in double wardrobe and a double panel radiator.

**Bedroom 4:** 11' 0" x 7' 10" (3.35m x 2.39m)

Double glazed window to the front aspect, radiator and a telephone point.

**Bathroom:** 7' 4" x 7' 1" (2.24m x 2.15m) (max)

Updated with a white three piece suite comprising; panel bath with a glass screen, mixer tap and shower attachment over. Fitted bathroom storage units with an inset wash hand basin over and a low level WC with a concealed extractor. Tiled walls and flooring, chrome ladder style heated towel rail, recessed ceiling spotlights and an obscure double glazed window to the front aspect.

**Garage:** 17' 5" x 8' 7" (5.30m x 2.62m)

A single garage within a block of only two garages. Pitched and tiled roof (potential to provide additional storage within the eaves). Up and over door to the front aspect, side access door from the garden. Power and light connected.

**Outside**

The property is approached via a short block paved path leading to the front door with an outside light over. The front boundary is enclosed by wrought iron railings and laid to low maintenance block pavers. A timber pedestrian gate gives access to:

The level rear garden enjoys a good degree of privacy and is fully enclosed by a combination of high brick built walls and timber fencing. A good size paved patio can be accessed from both the sitting room and dining room doors leading onto the main gravel chipped (for ease of maintenance) garden. A timber decked seating area provides additional seating space. A further timber access gate to the rear boundary opens to the off road parking space. External power point and outside lights.