



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: D (63)

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: £350,000

Station Road, Ilminster, Somerset TA19 9BL

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- Period Semi Detached Property
- Edge of Ilminster Location
- 4 Bedrooms, En Suite to Master
- 24ft Sitting/Dining Room
- Sunroom Over Looking the Rear Garden
- Bespoke Kitchen & Utility Room
- Cloakroom & First Floor White Suite Bathroom
- Double Glazing & Gas Fired Heating
- Garage/Store & Off Road Parking
- Enclosed South Facing Rear Garden

Situated towards the edge of the Ilminster town is this substantial period semi detached property with 4 bedrooms, garage/store, off road parking for a number of vehicles and an enclosed south facing rear garden. The property with accommodation set over 3 floors comprises; good size entrance hall, cloakroom, 24ft sitting/dining room with fireplace and french doors opening to the sunroom, bespoke fitted kitchen, utility room, en suite to the master bedroom and a first floor 4 piece white suite bathroom. Further benefits from double glazing and gas fired heating.



Approach

The property is located towards the edge of the town and approached via the driveway to a part double glazed front door with storm canopy over. Opening to:

Entrance Hall

A good size hall with stairs rising to the first floor, double glazed window to the side aspect, built-in under stairs storage cupboard, single panel radiator and wood laminate flooring. Door to:

Cloakroom: 3' 9" x 3' 0" (1.15m x 0.92m)

Fitted with a white two piece suite comprising; low level WC and a corner wash hand basin with taps and a tiled splash back over. Tiled flooring and an obscure double glazed window to the side aspect.

Sitting/Dining Room: 25' 7" x 12' 0" (7.79m x 3.65m) (max)

Double glazed bay window to the front aspect. Feature fireplace with an inset gas coal effect fire and a tiled hearth. Double panel radiator, wood laminate flooring and a coved ceiling. French doors opening to:

Sunroom: 11' 0" x 8' 9" (3.35m x 2.66m)

With double glazed windows to the rear and french doors opening to the patio and garden. Two skylight windows, wood laminate flooring, double panel radiator, TV point and recessed ceiling spotlights.

Kitchen: 13' 6" x 8' 2" (4.12m x 2.48m) (max)

Fitted with a bespoke range of solid wood, grey fronted wall and base units all complemented by a combination of granite and solid wood worktops over. Inset 'butler' style sink with a mixer tap over. Space for an electric range style cooker with a chimney style extractor over. Space and plumbing for a dishwasher. Double glazed window to the side aspect, wood laminate flooring, double panel radiator and a coved ceiling. Door to:

Utility Room: 10' 6" x 9' 10" (3.20m x 3.00m) (max)

Fitted with a range of cream fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. Space and plumbing for both a washing machine and tumble dryer. Wall mounted Alpha gas fired boiler. Wood effect laminate flooring and a double panel radiator. Double glazed window and door opening to the rear garden.

First Floor Landing

With a double glazed window to the side aspect and a feature circular window to the front. door to the stairs rising to the second floor. Smoke detector and a coved ceiling.

Bedroom 2: 12' 6" x 9' 3" (3.80m x 2.83m)

Double glazed window to the rear aspect with views towards Herne Hill, single panel radiator and a coved ceiling. Built in double wardrobe.

Bedroom 3: 12' 9" x 9' 3" (3.88m x 2.83m) (max)

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

Bedroom 4: 8' 10" x 8' 4" (2.70m x 2.55m)

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

Bathroom: 9' 1" x 5' 7" (2.76m x 1.71m)

Fitted with a modern white four piece suite comprising; panel bath with a mixer tap over. Cubicle with a glass bi-folding door and wall mounted Mira electric shower over. Vanity wash hand basin with a mixer tap over and storage below. Low level WC. Obscure double glazed window to the side aspect, part bathroom laminate panel walls, tiled effect flooring and a chrome heated towel rail. Recessed ceiling spotlights and coving.

2nd Floor Bedroom 1 & En Suite: 16' 1" x 14' 8" (4.90m x 4.46m) (max)

Double glazed window to the rear aspect with excellent views towards Herne Hill. Skylight window to the side aspect. Double panel radiator, built in double wardrobe and a built in under eaves storage cupboard. Open plan to the en suite fitted with a white three piece suite comprising; panel bath with a mixer tap over. Vanity wash hand basin with a mixer tap over and storage below. Low level WC. Extractor.

Garage/Store: 16' 1" x 8' 0" (4.90m x 2.43m)

With a up and over door to the front aspect, side access door from the garden and windows to both side aspects. Power and light connected.

Outside

The property is located towards the edge of the town. The front of the property is very low maintenance and is approached via the off road parking area with space for two vehicles. A stone wall forms the front boundary.

The south facing rear garden is fully enclosed by timber fencing and enjoys a high degree of privacy. A paved patio can be accessed from the utility room and sunroom doors leading onto the main lawn with beds and borders filled with an excellent variety of low shrubs, plants and flowers. A raised pond is at the side of the patio.