

Symonds
& Sampson



Brackendale

Pound Road, Horton, Ilminster, Somerset

Brackendale

Pound Road

Horton

Ilminster

Somerset TA19 9QT

Enjoying a private "tucked away" position and offered for sale with no onward chain, this detached bungalow has a larger than average garage and is perfect for those looking to downsize.



- Detached bungalow in "tucked away" location
 - Popular village with local amenities
- Within a short drive of Ilminster town centre
 - Two double bedrooms
- UPVC double glazing and oil fired central heating

Guide Price £325,000

Freehold

Ilminster Sales
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THE PROPERTY

Tucked away in a private position down its own private driveway, this detached bungalow is offered for sale with no onward chain and is perfect for those wanting more compact, single-level living in a popular and accessible village.

ACCOMMODATION

To the front of the property is a handy UPVC entrance porch, giving you some extra space before you go into the hallway, where there is the usual access to the loft space via a hatch. A shower room is fully tiled in plain white tiles, and comprises a corner shower, wash hand basin and WC with a chrome ladder towel radiator to one side.

There are two double bedrooms, one to the front and another at the rear overlooking the garden, both of which have fitted wardrobes. At the opposite side of the property is a generous triple aspect living room with windows to the east, south and west sides making the most of the natural light. Adjoining is a fitted kitchen with modern beech effect units including light quartz effect laminate worktops and a stainless steel sink unit. There's an integrated electric hob and undercounter oven, with two further spaces for undercounter appliances. Conveniently, there's a large traditional walk-in pantry cupboard for added storage to one side. A door from the kitchen leads out to a lovely UPVC conservatory at the rear which can double as an extra dining or breakfast area if you prefer.

OUTSIDE

The property is approached over its own driveway and 5 bar timber gate. The driveway provides parking and access to a larger than average garage, with up and over electric garage door and side pedestrian door. There is power and light connected. The rear garden is currently laid to lawn with mature trees and shrubs, and a patio nearest the bungalow, whilst to the north side of the bungalow is a gravelled area housing the oil tank and oil fired external boiler. There is also access around to the front path, leading to the front door, which is also accessible from the driveway over a paved pathway.

SITUATION

The property is situated within Horton, a village that also lies adjacent to Broadway. Both villages have a great range of village facilities. Each village has a thriving pub with accommodation. For families there are two playgrounds, a pre-school and the well respected Neroche Primary School, as well as a doctors' surgery in Broadway. There is a post office in Horton, and various parish churches of different denominations locally. There are a range of clubs and societies including a thriving cricket club for those who like to get involved in the community. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award-winning butchers, delicatessen, cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials.

DIRECTIONS

What3words/////depending.direct.purse

SERVICES

Mains water, drainage and electricity are connected. Oil fired central heating via external boiler located on the north side of the property.

Ultrafast broadband is available in the area. Mobile reception indoors may be limited although you are most likely to receive a voice signal from O2 and Vodafone. However, it is likely outdoors from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band C

There is a proposed development nearby ref 23/01649/FUL on land to the north of Broadway Hill although this is unlikely to directly affect the outlook of this property.

The vendors are aware that the corner of the double garage appears to have suffered from suspected subsidence, for which they are intending to obtain a quote for repair. However, prospective buyers are welcome to obtain their own quotes and advice in the meantime.



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-40 G		
21-34		
1-20		
England & Wales		



Pound Road, Horton, Ilminster

Approximate Area = 811 sq ft / 75.3 sq m

Garage = 321 sq ft / 29.8 sq m

Total = 1132 sq ft / 105.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2024. Produced for Symonds & Sampson. REF: 1202648



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