

for sale

offers in excess of

**£260,000**



**Windmill Hill Ashill Ilminster TA19 9NT**

Enjoying spectacular FAR-REACHING views onto rolling countryside. This fabulous end-of-terrace home has MUCH TO ADMIRE, including a SPACE TO EXTEND with lapsed planning for a two-storey extension and tandem garage.



# Windmill Hill Ashill Ilminster TA19 9NT

## Front Door

Leading to...

## Entrance Porch

Double glazed door through to the...

## Entrance Hall

Radiator.

## Cloakroom/Utility

Suite comprising; low level WC wash hand basin with splash back tiles. Base unit with a roll edge worktop over with space and

plumbing for a washing machine beneath. Radiator. Double glazed window to rear.

## Lounge

14' 1" max x 12' max ( 4.29m max x 3.66m max )  
Double glazed window to front. Lounge. wood-burning fireplace which serves the central heating system.

## Kitchen

11' 10" x 8' 7" ( 3.61m x 2.62m )  
Double glazed windows and door to rear. Radiator. Wall and base-mounted units with a range of work surfaces. Integrated electric oven and grill with hob and cookerhood over. sink with mixer tap.

## First Floor Landing



Double glazed window to rear. Radiator. Attic hatch.

### **Main Bedroom**

12' x 10' ( 3.66m x 3.05m )

Double glazed window to front. Radiator.

### **Bedroom Two**

12' max x 8' 8" max ( 3.66m max x 2.64m max )

Double glazed window to rear. Radiator.

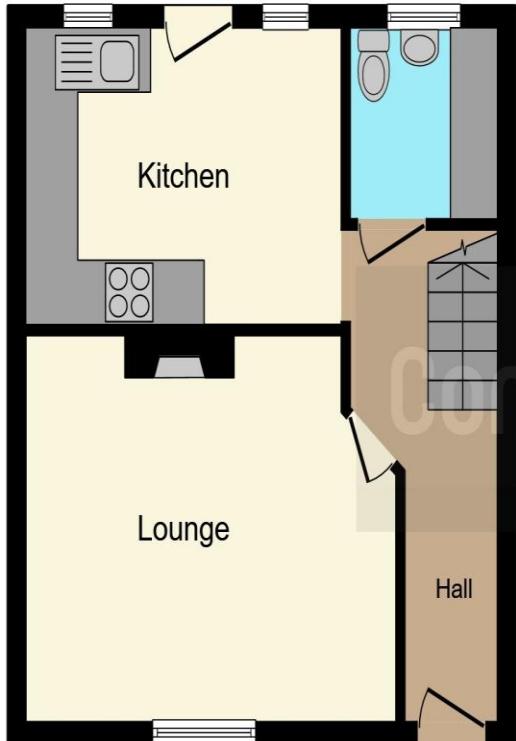
### **Bathroom**

Double glazed window to front. Recessed cupboard. Radiator. Suite comprising a 'P' shaped bath with curved shower panel, mixer tap and integral shower over. Low-level WC. Wash hand basin with mixer tap. Partial tiling. Extractor fan.

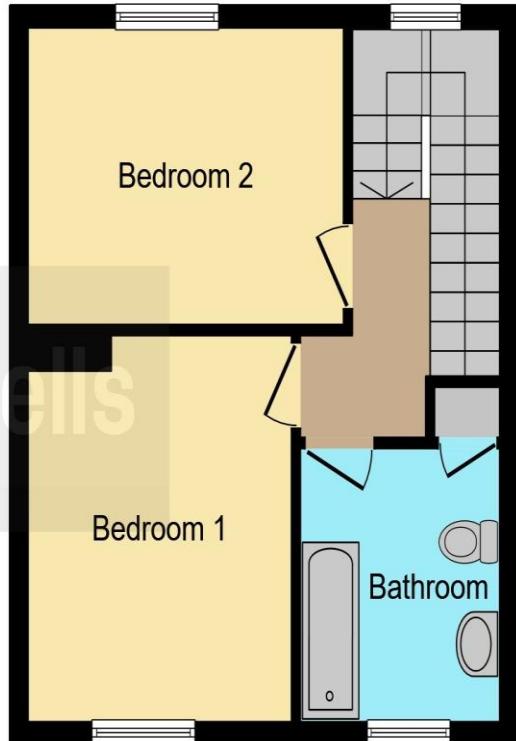
### **Outside**

The garden backs onto rolling countryside with exceptional far-reaching views. Initially the garden is laid to stone chippings and is primarily laid to lawn with a variety of plants, trees, plants and bushes. The garden also benefits from a wooden storage shed, wooden summerhouse, with adjoining wooden decking. To the side of the property there is ample parking for numerous vehicles and lapsed planning for a two storey extension.





**Ground Floor**



**First Floor**

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Property Ref: TTN313123 - 0011

Tenure:Freehold EPC Rating: E

Council Tax Band: B

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