

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.



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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.

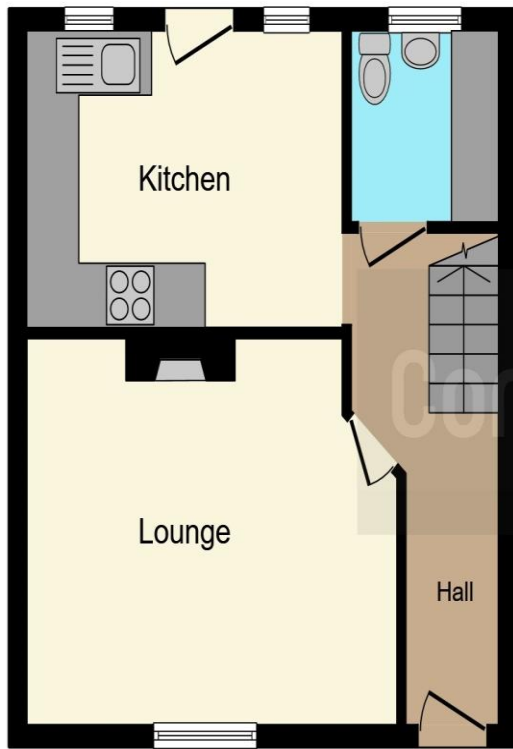
Bathroom

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.

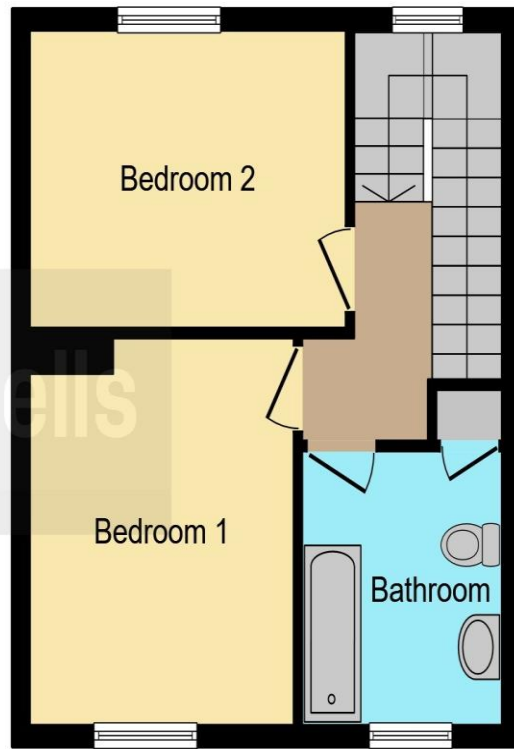
Outside

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold EPC Rating: E

Council Tax Band: B

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