



**Tenure:** Freehold

**Council Tax:** Band B

**Energy Performance Rating:** TBA

**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: £280,000**

**Blackdown View, Ilminster, Somerset TA19 0AZ**

Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

**15 Blackdown View,  
Ilminster,  
Somerset  
TA19 0AZ**

**Guide Price: £280,000**



- **Great Size & Updated Semi Detached Property**
- **4 Bedrooms**
- **Superb Kitchen/Dining Room with Island**
- **17ft Sitting Room with Fireplace**
- **Conservatory with Access to the Garden**
- **Utility Room, Rear Hall/Boot Room & Cloakroom**
- **First Floor White Suite Bathroom & Separate WC**
- **Gas Fired Heating via a Combination Boiler**
- **Double Glazing**
- **Enclosed Rear Garden with Timber Decked Seating Area**

**A great sized 4 bedroom, 3 reception room semi detached property all updated by its current owner and situated on the popular Blackdown View development. The property comprises; entrance hall, 17ft sitting room with fireplace, conservatory with access to the garden, superb fitted kitchen/dining room with island feature and bay window, rear hall/boot room, cloakroom, utility room, first floor re-fitted white suite bathroom and a separate WC. Further benefits from gas fired heating via a combination boiler, double glazing and an enclosed rear garden with timber decked seating area.**



#### **Approach**

Approached via a wrought iron pedestrian gate heading the three steps down to the short path leading to the uPVC part double glazed front door with storm canopy over. Opening to:

#### **Entrance Hall**

With stairs rising to the first floor and a tiled floor. Door to the sitting room and:

#### **Kitchen/Dining Room:** 17' 0" x 14' 1" (5.18m x 4.29m) (max)

A superb dual aspect room with a double glazed bay window to the front and further double glazed window to the side. Updated with a range of light grey fronted, soft closing wall and base units, square edge marble style edge worktops and upturns. Inset bowl and drainer with mixer tap over. Built in AEG oven with induction hob and a chimney style extractor over. Integrated fridge, freezer and dishwasher. Deep built in under stairs cupboard with light and the wall mounted electric consumer unit. Modern wall mounted radiator, tiled flooring and recessed ceiling spotlights. Door to:

#### **Rear Hall/Boot Room:** 7' 7" x 6' 5" (2.32m x 1.95m)

With a part double glazed door opening to outside, double glazed window to the side aspect, coat hanging and boot storage space, wood effect laminate flooring. Door to:

#### **Cloakroom:** 7' 7" x 2' 11" (2.32m x 0.88m)

Fitted with a modern white two piece suite comprising; low level WC and a wall mounted wash hand basin with mixer tap over. Obscure double glazed window to the rear aspect, part tiled walls, tiled flooring, chrome heated towel rail and coat hanging space.

#### **Utility Room:** 9' 9" x 6' 4" (2.97m x 1.92m)

Fitted with matching units and worktop to the kitchen with an inset stainless steel bowl with mixer tap over. Wall unit housing the Ideal gas fired combination boiler. Space and plumbing for a washing machine and further appliance spaces. Modern wall mounted radiator, laminate flooring and recessed ceiling spotlights.

#### **Sitting Room:** 17' 1" x 11' 5" (5.21m x 3.48m) (max)

Double glazed window to the front aspect, feature exposed brick fireplace. Modern wall mounted radiator, TV point and french doors opening to:

#### **Conservatory:** 8' 4" x 8' 2" (2.54m x 2.48m)

Constructed of uPVC double glazed sealed units with a solid roof over. Sliding door opening to the garden, single panel radiator and power points.

#### **First Floor Landing**

A good size landing with access to the roof void, double glazed window to the side aspect and a built-in storage cupboard.

#### **Bedroom 1:** 12' 8" x 11' 9" (3.87m x 3.57m) (max)

Double glazed window to the front aspect, single panel radiator and laminate flooring.

#### **Bedroom 2:** 11' 3" x 9' 10" (3.44m x 3.00m)

Double glazed window to the rear aspect and a single panel radiator and laminate flooring.

#### **Bedroom 3:** 13' 2" x 11' 8" (4.01m x 3.56m) (max)

Double glazed window to the front aspect, single panel radiator and laminate flooring.

#### **Bedroom 4:** 8' 2" x 8' 2" (2.50m x 2.49m)

Double glazed window to the rear aspect, single panel radiator, stripped floorboards.

#### **Bathroom:** 7' 7" x 5' 1" (2.31m x 1.54m)

Re-fitted with a white two piece suite comprising; panel bath with a glass screen, mixer tap and a wall mounted Mira Sport electric shower over. Vanity unit with an inset wash hand basin over and storage drawers over. Part tiled walls, tiled floor, ladder style heated towel rail and an obscure double glazed window to the side aspect.

#### **WC:** 5' 3" x 2' 11" (1.60m x 0.88m)

Fitted with a white low level WC and a wall mounted wash hand basin with mixer tap over. , Obscure double glazed window to the side aspect, part tiled walls and tiled flooring.

#### **Outside**

The property is approached via a wrought iron pedestrian gate heading the three steps down to the short path leading to the front door with storm canopy over. The garden is mainly laid to lawn. A path leads to the side of the property to a timber gate giving access to:

The west facing rear garden is accessed via steps from the side path up to a timber decked seating space leading onto the lawn. Outside water tap and lights. All enclosed by timber fencing.