



21 Ashcombe Court, Ilminster, Somerset TA19 0ED

A charming two bedroom 1st floor apartment with balcony and garage, overlooking courtyard gardens and close to the heart of Ilminster town

Entrance Hall

Jack 'n' Jill Shower Room

Sitting Room

Dining Room

Kitchen

Two Double Bedrooms

Bathroom

Garage

Balcony

150 year Lease (from 1990)

No Ground Rent

55+ Age Covenant.

The Property

21 Ashcombe Court is a first floor apartment with a balcony.

The spacious entrance hallway has a large storage cupboard. There is a shower/cloakroom, a master bedroom, with en-suite bathroom, and a second double bedroom. Both bedrooms have fitted wardrobes.

The large sitting/dining room has a door to the kitchen which has a range of floor and wall units together with a Neff built-in oven and cooker hood and Hoover ceramic hob. The dishwasher and fridge freezer are both freestanding and are included in the asking price. A door from the kitchen leads to the balcony with views over the courtyard gardens.

There is electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder in the hall, which provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £209,000 (Leasehold)

Directions to Ashcombe Court

From the A303 and at the South Petherton roundabout about four miles east of Ilminster exit onto Harp Road and continue through Whitelackington onto the B3168 and down Bay Hill to Ilminster.

Continue into the town along East Street and at the crossroads with North Street continue across and the road bears round to the right and up into Silver Street. Turn left into Ashcombe Lane and Ashcombe Court will be seen ahead of you.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01460 57882 or 07384 112 051 (Mon-Fri 9am-5pm)



Sitting Room



Balcony



Kitchen



Bedroom 1

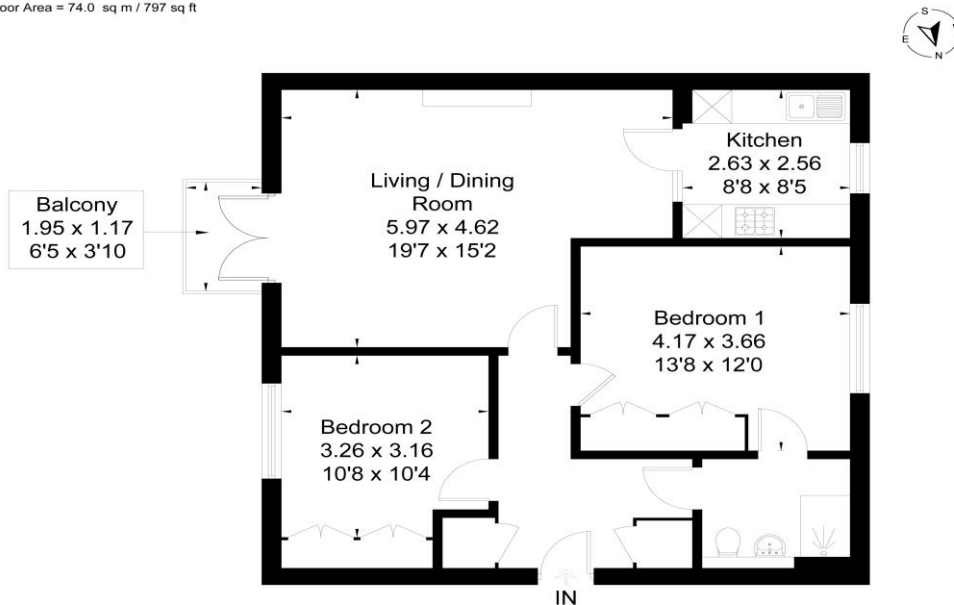


Bedroom 2



Bathroom

Approximate Floor Area = 74.0 sq m / 797 sq ft



Rear view with communal gardens



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100186

Approximate Gross Internals: 74m² / 797 ft² Service Charge: £6,800pa Energy Performance Rating: 69 (C) Council Tax Band: F

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Ashcombe Court

Ashcombe Court sits within a quiet enclave close to the town centre, in the grounds of an attractive Regency building, Summerlands House, which has been transformed into apartments. The main entrance is through an archway in a finely-proportioned building of Ham stone, with stone pilasters surmounted by a cupola. Mellow honey-coloured stone cottages and apartments front onto two gently-sloping lawned courtyards, with Summerlands House at the top approached by an elegant flight of steps. Ilminster is a busy market town and the streets still follow the medieval pattern with the market square and colonnaded market house at its centre. It has a good range of shops, supermarkets, banks, pubs and restaurants. Cultural opportunities also abound, with concerts, plays and events at the arts centre and theatre, and a twice-daily bus offers an easy trip to London. The splendid perpendicular Minster Church is the glory of the town and one of the most magnificent in the country. Taunton, the county town of Somerset with its history stretching back to Saxon times, is just 13 miles from the estate, and a drive of less than 15 minutes brings you to the Blackdown Hills Area of Outstanding Natural Beauty.

Cognatum Estates, a not-for-profit company limited by guarantee, provides the management services shown below together with insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties. All the properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must be over 55 years of age.

Services and Amenities at a Glance



31 PROPERTIES
BUILT 1990



RESIDENT
ESTATE
MANAGER



GUEST
SUITE



GARDENER

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.



Ashcombe Court Gardens



Cider Museum



Ilminster Church



Ilminster Town centre

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: property@cognatum.co.uk

www.cognatum.co.uk

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PROPERTY

RETIREMENT IS OPTIONAL

