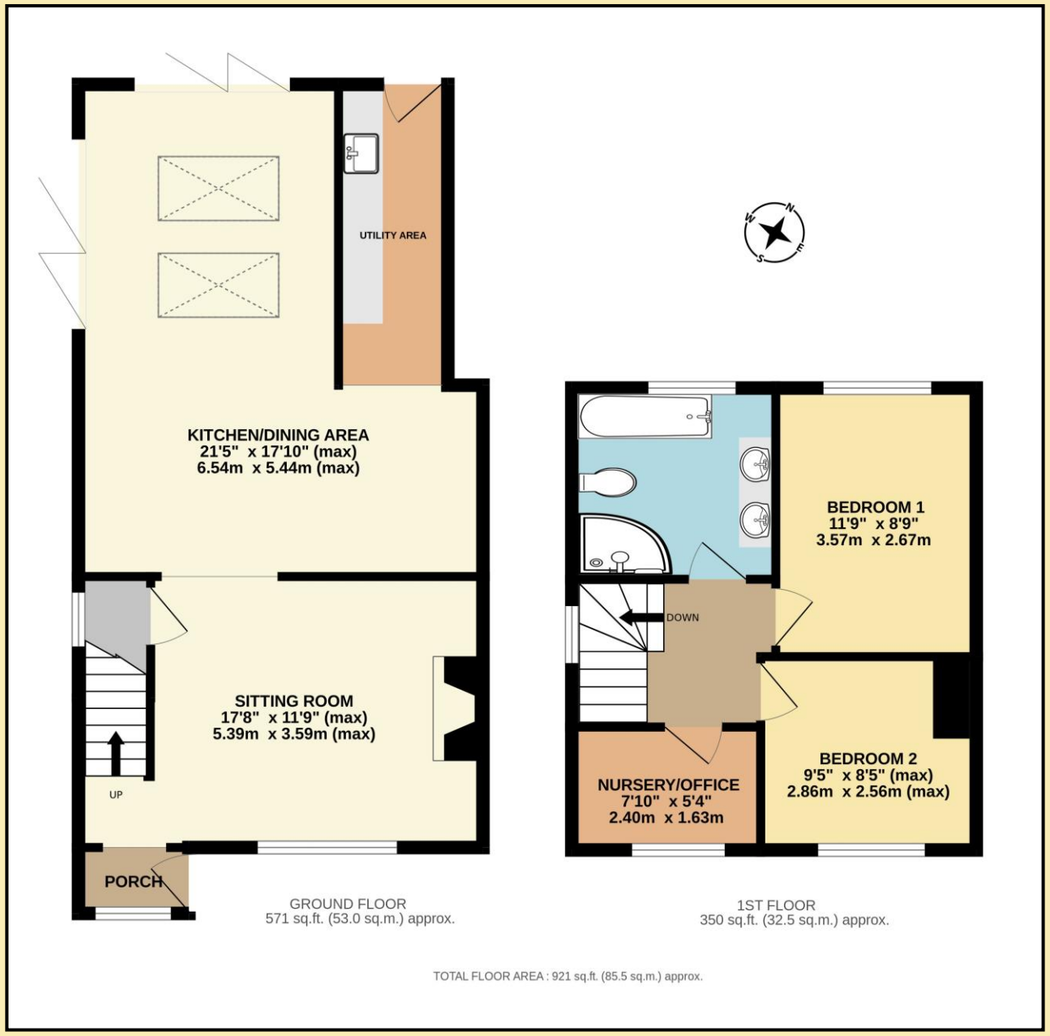

Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: D (60)

Services
Mains Electric, Water and Drainage. Owned Solar Panels.

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: £325,000

Moolham Lane, Dowlish Wake, Ilminster, Somerset TA19 0PB

1 Moolham Lane,
Dowlish Wake, Ilminster,
Somerset
TA19 0PB

Guide Price: £325,000

- **Extended Semi Detached Property**
- **Countryside Location with Superb Views**
- **Mature Rear Garden Backing onto Fields**
- **2 Double Bedrooms & Nursery/Office**
- **Sitting Room with Multi Fuel Burner**
- **21ft Kitchen/Dining Area with Bi-Folding Doors**
- **Separate Utility Area**
- **Superb 4 Piece White Suite Bathroom**
- **Double Glazing**
- **Off Road Parking for Multiple Vehicles**

Situated in a superb countryside location on the very outskirts of Ilminster and enjoying undisturbed far reaching views over open countryside is this extended semi detached property with 2 bedrooms and an additional nursery/office, off road parking for multiple vehicles. The property comprises; entrance porch, sitting room with fireplace and multi fuel burner fuelling the heating system, spacious 21ft kitchen/dining area (requiring completion works) with bi-folding doors opening to the garden and over looking fields, utility area, dressing room and a superb 4 piece white suite bathroom. Further benefits from double glazing and a mature good size garden.

Approach
Approached from the country lane to the off road parking area with space for multiple vehicles. Steps rise to the composite part double glazed door opening to:

Entrance Porch: 4' 10'' x 2' 11'' (1.47m x 0.88m)
With a double glazed window to the front aspect and a double panel radiator. Opening to:

Sitting Room: 17' 8'' x 11' 9'' (5.39m x 3.59m) (max)
Featuring an attractive fireplace with a paved hearth, wood mantle and an inset multi fuel burner fuelling the heating system. Double glazed window to the front aspect, TV point, power point with USB ports and a smoke detector. Stairs rise to the first floor with a built in storage cupboard beneath housing the electric fusebox and a double glazed window to the side aspect. Large opening to:

Kitchen/Dining Area: 21' 5'' x 17' 10'' (6.54m x 5.44m) (max)
A superb room enjoying far reaching views over the rear garden and open countryside to the side from the twin set of double glazed bi-folding doors. Two skylight windows. The room requires completion works and is versatile to layouts desirable to a new occupier.

Utility Area
Fitted with a solid wood worktop, tiled splash back over and an inset 'butler' style sink with mixer tap over. Space and plumbing for both a washing machine and dishwasher. Tiled floor and a part double glazed door opening to outside.

First Floor Landing
With a double glazed window to the side aspect with superb countryside views. Double panel radiator and a coved ceiling. Access to the roof space via a fitted loft ladder and housing the electric hot water storage tank.

Bedroom 1: 11' 9'' x 8' 9'' (3.57m x 2.67m)
Double glazed window to the rear aspect over looking the garden and fields beyond. Double panel radiator and a coved ceiling.

Bedroom 2: 9' 5'' x 8' 5'' (2.86m x 2.56m) (max)
Double glazed window to the front aspect with superb far reaching countryside views. Single panel radiator and a coved ceiling.

Nursery/Office: 7' 10'' x 5' 4'' (2.40m x 1.63m)
Currently used as a dressing room. Obscure double glazed window to the front aspect and a chrome ladder style heated towel rail.

Bathroom: 8' 8'' x 8' 3'' (2.64m x 2.51m)
Fitted with a superb white four piece suite comprising; panel bath with taps over. Quadrant cubicle with a glass screen and wall mounted thermostatic shower with rainfall head over. Fitted bathroom vanity storage unit with 'his & hers' twin wash hand basins over. Low level WC. Obscure double glazed window to the rear aspect, chrome ladder style heated towel rail, slate effect laminate flooring, coved ceiling and an extractor.

Outside
The property is situated in a superb countryside location enjoying far reaching views across open fields and beyond. The front door is approached via the off road parking area to the front and side aspects and provides space for multiple vehicles. The garden is laid to lawn with a mature hedge forming the front boundary. Open side access to:

The rear mature garden is of a very good size with views over fields and beyond. Mainly laid to lawn with mature trees to the rear boundary. A good size storage shed and timber shed is to the side of the lawn. Outside water tap.