



20 KINGS LEAR

Ilton, TA19 9HJ

Price Guide £179,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two double bedroom detached bungalow with the benefit of a garage and no onward chain. In brief the accommodation comprises entrance hall, sitting room, kitchen, conservatory, two double bedrooms and a bathroom. To the rear the garden is enclosed.

Situation

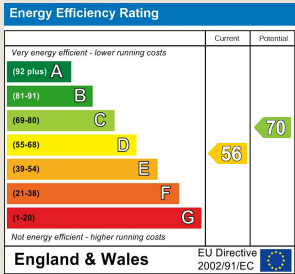
Ilton village just a few minutes' drive from Ilminster amenities and well placed for road links via the A358 to the A303, A30 and M5. The village itself benefits from facilities including primary school, , public house and village hall. Crewkerne is within a similar distance which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

The local area

12 miles – Taunton | County Town | London Rail Links/47 miles – Bristol International Airport

Local Authority

Somerset Council Council Tax Band: B
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

Door into storage cupboard with a window to the side, housing the oil fired central heating boiler.

Sitting Room

13'5" x 11'10" (4.11 x 3.63)

With a window to the side aspect and french doors to the rear opening out into the garden. Open fireplace and a radiator.

Inner Hallway

Airing cupboard and access to the loft.

Kitchen

11'9" x 7'1" (3.6 x 2.18)

With a window to the rear aspect and a single door into the conservatory. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, washing machine and cooker. Space for fridge/freezer. Radiator and tiling to all splash prone areas.

Conservatory

13'5" x 7'8" (4.1 x 2.36)

Built of uPVC construction, windows, wall lights and a radiator.

Bedroom One

11'6" x 11'5" (3.53 x 3.48)

With a window to the front aspect and a radiator.

Bedroom Two

11'3" x 9'10" (3.45 x 3.02)

With a window to the front aspect and a radiator.

Shower Room

With a window to the rear aspect. Suite comprising large shower cubicle, low level WC, wash hand basin with vanity inset, heated towel rail and modern splashbacks.

Outside

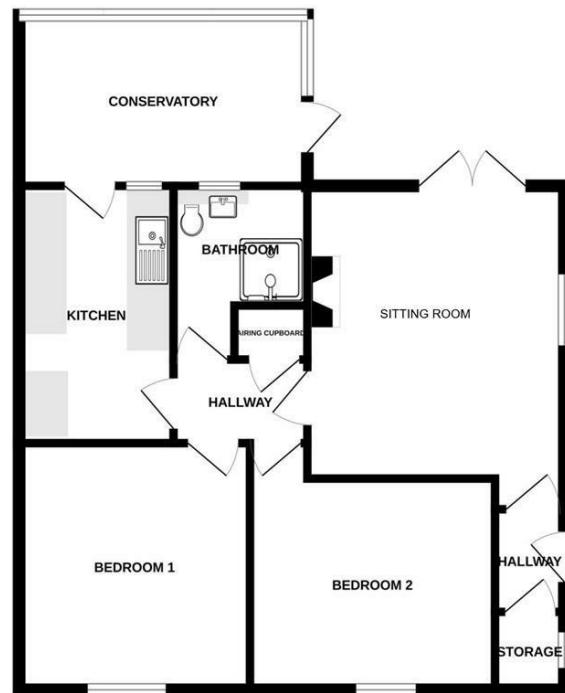
To the front the garden is laid to lawn with a paved path to the front door and access to the rear garden. To the rear the garden is enclosed, mainly laid to patio and shingle for ease of maintenance and two sheds.

Garage

The garage is situated in a block with a roller door.

Agents Note

Council Tax Band - B. Mains water, drainage and electricity. Oil fired central heating. Allocated parking space in front of the garage. Patio doors installed in 2019 and front windows installed in 2025. There is a shared responsibility for the upkeep of the area in front of the garage. The property is being sold with no onward chain.



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkerne@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

