



TO Let: £950 pcm Un-Furnished

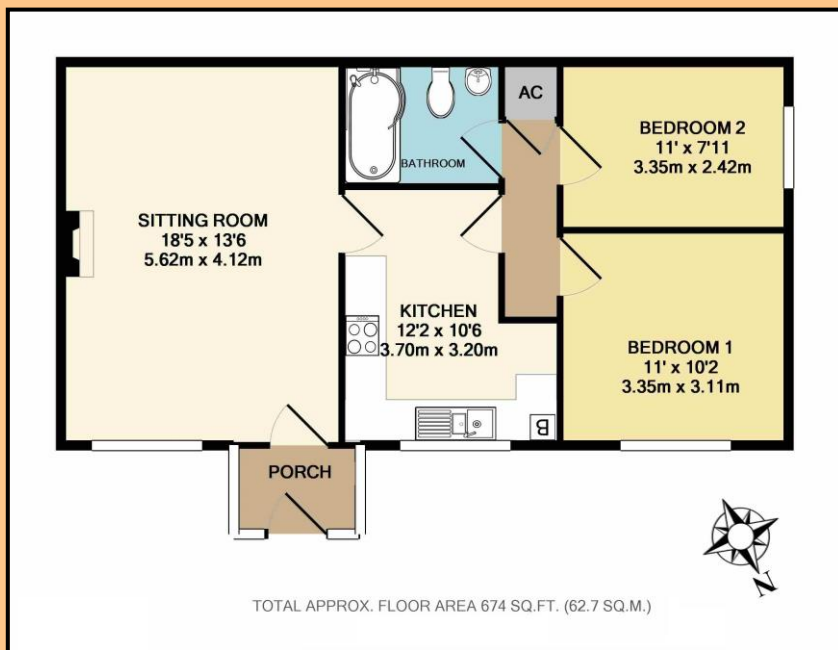
Raymar Flats, Winterhay Lane, Ilminster, Somerset TA19 9BA

Situated in a tucked away position off Winterhay Lane is this deceptively spacious 2 bedroom ground floor flat with the added benefit of its own garden area and off road parking. The property comprises; entrance porch, 18ft sitting room with fireplace, fitted kitchen, inner hall and a white suite bathroom. Further benefits from gas fired heating via a combination boiler, double glazing and neutral decoration throughout. Council Tax: Band B. EPC: C (73).

READY NOW.

Tarr Residential

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Entrance Porch

Approach to a uPVC part double glazed door opening to: Entrance Porch with double glazed windows to the front and side aspects and a part glazed door opening to:

Sitting Room: 18' 4" x 15' 1" (5.6m x 4.6m)

Double glazed window to the front aspect, feature fireplace, double panel radiator, laminate flooring, wall light points, TV and telephone points.

Kitchen: 12' 2" x 10' 6" (3.7m x 3.20m)

Fitted with a range of light fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset one and a half stainless steel bowl and drainer with mixer tap over. Space for a dual fuel cooker with a chimney style extractor over. Space and plumbing for washing machine, space for both under-counter fridge and freezer. Wall mounted combination gas fired boiler. Double glazed window to front aspect, wood effect flooring and a radiator.

Inner Hall

With a built in storage cupboard and access doors to:

Bedroom 1: 11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed window to the front aspect, single panel radiator, TV and telephone points.

Bedroom 2: 11' 0" x 7' 11" (3.35m x 2.42m)

Double glazed window to the side aspect and a double panel radiator.

Bathroom: 7' 7" x 5' 11" (2.3m x 1.8m)

Fitted with a white three piece suite comprising; 'P' shaped panel bath with a curved glass screen, mixer tap and a wall mounted thermostatic shower over. Pedestal wash basin with taps over. Low Level WC. Wall tiling to splash prone areas, chrome heated towel rail and an extractor fan.

Outside

The property is situated in a quiet tucked away location and benefits from allocated off road parking to the side. The garden is attractively landscaped to provide low maintenance and is planted with a variety of shrubs and bushes.

Tenure: Un-Furnished Let.

Council Tax: Band B

Energy Performance Rating: C (73)

Services: Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole letting agent Tarr Residential on or at 35 Fore Street, Chard, Somerset TA20 1PT.

Lettings Requirements

1 Months rent in advance (£950.00) along with 5 weeks rent (£1096.00) by way of deposit to be lodged with the Deposit Protection Scheme.

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

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