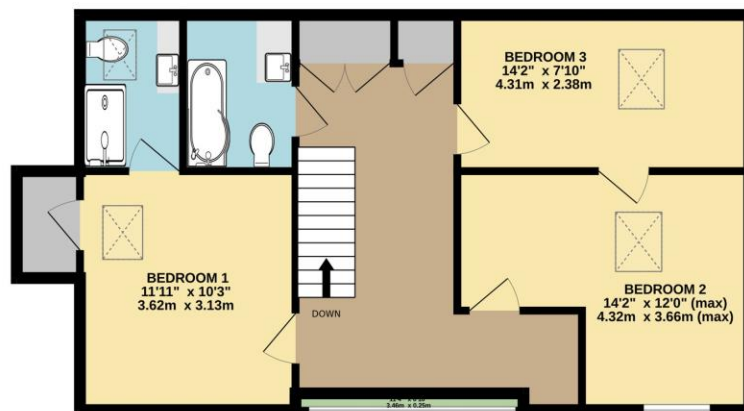


GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.

TOTAL FLOOR AREA : 1342 sq.ft. (124.6 sq.m.) approx.

Tenure: Leasehold. 999 year Lease from 01/06/1995 with a share of Freehold.

Council Tax: Band A

Energy Performance Rating: D (57)

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: £299,500
Victoria Court, Silver Street, Ilminster,
Somerset TA19 0DD

**12 Victoria Court,
Silver Street, Ilminster,
Somerset TA19 0DD**

Guide Price: £299,500

- **Simply Stunning Property for the over 60's**
- **Convenient Town Centre Location**
- **3 Double Bedrooms, En-Suite to Master**
- **Superb 19ft Kitchen/Breakfast Room**
- **22ft Sitting/Dining Room with Feature Window**
- **Entrance Porch & WC/Utility Space**
- **First Floor White Suite Bathroom with 'spa' Style Bath**
- **Gas Fired Heating via a Combination Boiler**
- **Grade II Listed Building with Attractive Communal Courtyard**
- **Off Road Parking**

A simply stunning 3 double bedroom 'maisonette' style retirement property for the over 60's, all set within the attractive Victoria Court development and conveniently located in the Ilminster town centre. The Grade II listed property comprises; entrance porch, WC/utility space, 22ft sitting/dining room with feature full length window over looking the communal courtyard, superb 19ft modern fitted kitchen/breakfast room with integrated appliances and larder cupboard, updated en-suite shower room to the master bedroom and a further white suite bathroom with 'Jacuzzi' style bath. Further benefits from gas fired heating via a combination boiler, well maintained communal courtyard gardens and an off road communal parking space.



Approach

Approached via the attractive courtyard garden. An external staircase with stair lift installed rises to the wood part glazed front door with outside light over and opening to:

Entrance Porch

With a built-in storage cupboard housing the electric fusebox. Wood effect laminate flooring and coat hanging space. Door to the sitting/dining room and:

WC/Utility Space: 7' 10" x 4' 9" (2.38m x 1.46m)

Fitted with a white two piece suite comprising; low level WC. Wash hand basin and pedestal with taps over. Space and plumbing for a washing machine and tumble dryer over. Laminate flooring, single panel radiator and coat hanging space.

Sitting/Dining Room: 22' 7" x 19' 8" (6.89m x 6.00m) (max)

Superb feature window to the front aspect, wood effect laminate flooring, a double and a single panel radiator. TV and telephone points and a smoke detector. Stairs rising to the first floor and part glazed door opening to:

Kitchen/Breakfast Room: 19' 8" x 10' 10" (6.00m x 3.29m)

Updated with a superb range of modern high gloss finished wall and base units, square edge worktops over and all complemented by tiled splash backs. Inset porcelain bowl and drainer with mixer tap over. Integrated twin Candy high levels ovens with a separate stainless steel five burner gas hob and a chimney style extractor over. Dishwasher and full size fridge and freezer. Wall unit housing the Potterton combination gas fired boiler. Island feature with space for seating under. Single glazed sash window to the front aspect with a window seat feature. Wood effect laminate flooring, double panel radiator, TV point, recessed ceiling spotlights, heat/smoke detector and a door to the walk-in larder cupboard.

First Floor Landing

A spacious landing with a superb feature window to the front aspect, vaulted ceiling, two built-in storage cupboards and a smoke detector.

Bedroom 1: 11' 11" x 10' 3" (3.62m x 3.13m)

Vaulted ceiling with a skylight style window, single panel radiator and a TV point. Door to the walk-in wardrobe and a further door to:



En-Suite: 7' 4" x 5' 1" (2.24m x 1.56m)

Fitted with a modern white three piece suite comprising; double cubicle with a glass screen, sliding door and a wall mounted thermostatic shower over. Fitted bathroom units with an inset wash hand basin and illuminated mirror over, storage cupboards below. Low level WC. Velux style window to the rear aspect, tiled walls, shaver point, period style heated towel rail and laminate flooring.

Bedroom 2: 14' 2" x 12' 0" (4.32m x 3.66m) (max)

Single glazed sash window to the front aspect over looking the communal courtyard gardens. Vaulted ceiling with a skylight style window, single panel radiator and a TV point.

Bedroom 3: 14' 2" x 7' 10" (4.31m x 2.38m)

Vaulted ceiling with a skylight style window, single panel radiator and a TV point.

Bathroom: 7' 6" x 5' 0" (2.28m x 1.53m)

Fitted with an updated white three piece suite comprising; 'P' shaped 'spa' style panel bath with a glass screen, central mixer tap and a wall mounted thermostatic shower over. Bathroom units with an inset wash hand basin and an illuminated mirror over, storage cupboards below. Low level WC. Tiled walls, laminate flooring, period style heated towel rail, and an extractor.

Outside

The front door is approached via an external staircase with stair lift installed and the property benefits from an attractive and well maintained courtyard style communal garden with raised beds filled with an excellent and colourful variety of mature shrubs, plants and flowers.

A communal off road parking space.

Service Charge

Service Charge of £167.00 per month to include; Water Charges, Buildings Insurance, Maintenance, Window Cleaning and Upkeep of the Communal Areas.