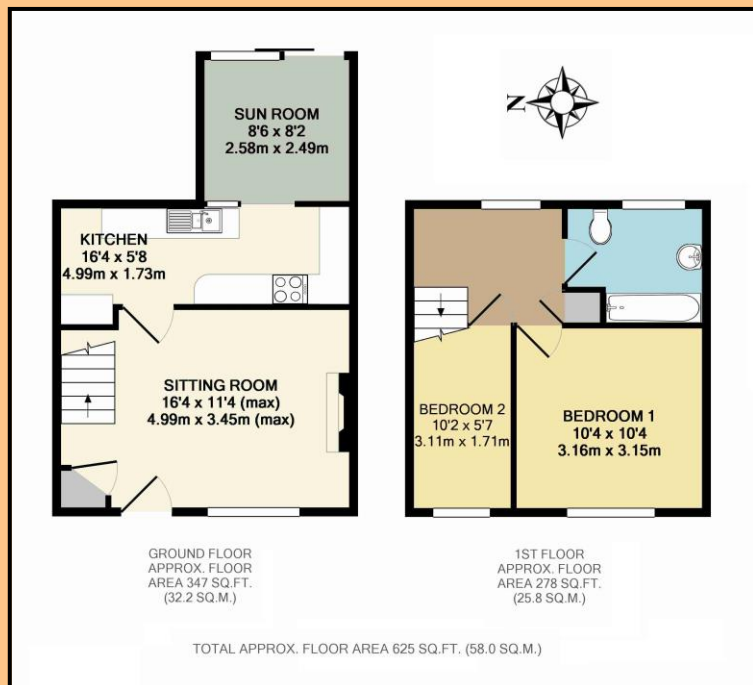




TO LET: £700 pcm Un-Furnished
Love Lane, Ilminster, Somerset TA19 0AR

A charming 2 bedroom cottage with attractive outside study/garden room and parking space all located close to the town centre within a 'no through road'. The property comprises; sitting room with attractive fireplace, modern fitted kitchen, sunroom overlooking the attractive garden and a first floor white suite bathroom. Further benefits from double glazing and gas fired heating via a combination boiler. READY APRIL 2019.



Entrance

Approached from the 'No Through' lane and the paved off street parking space to the timber part glazed front door with a storm canopy and light over. Opening to:

Sitting Room: 16' 4" x 11' 4" (4.99m x 3.45m)

Original and attractive brick built fireplace with an inset remote controlled gas flame burner style fire, double glazed window to the front aspect with a deep sill, exposed beam, solid wood floor, double panel radiator, TV and telephone point, built-in storage cupboard and a wall mounted thermostat. Door to:

Kitchen: 16' 4" x 5' 8" (4.99m x 1.73m)

Updated with a range of modern white fronted wall and base units, rolled edge worktops over and all complemented by tile splash backs. Inset one and a half bowl and drainer with mixer tap over. Space for an electric cooker with a stainless steel vent over. Built-in Bosch dishwasher, space and plumbing for a washer/dryer and space for an upright fridge/freezer. Slate floor, small window and an opening to:

Sunroom: 8' 6" x 8' 2" (2.58m x 2.49m)

Double glazed sliding patio door opening to the garden and a polycarbonate roof over. Feature exposed stone wall, single panel radiator, wall-light point and power points.

First Floor Landing

With a double glazed window with a deep sill to the rear aspect, access to the roof void and a built-in storage cupboard.

Bedroom 1: 10' 4" x 10' 4" (3.16m x 3.15m)

Double glazed window to the front aspect with an attractive window seat, double panel radiator, TV point.

Bedroom 2: 10' 2" x 5' 7" (3.11m x 1.71m)

Double glazed window to the front aspect, single panel radiator and a TV point.

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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Bathroom: 7' 5" x 6' 8" (2.26m x 2.04m)

Fitted with a modern white three piece suite comprising; panelled bath with taps, wall mounted thermostatic shower and a glass folding screen over. Pedestal wash hand basin with taps over. Low level WC. Part tiled walls, chrome ladder style heated radiator/towel rail, extractor and an obscure double glazed window to the rear aspect.

Outside

The property is situated towards the end of a 'No Through' lane, close to the town centre with the added benefit of an off street parking space at the front aspect.

The rear garden enjoys countryside views towards the south and is bordered by a combination of stone walls and timber fencing. A small patio is accessed from the sunroom door with five steps rising to the main lawn which is retained by a stone wall. Beds and borders are densely planted with an extensive variety of mature trees, shrubs and plants. The property benefits from a large decking area and high quality insulated timber built outside office/summerhouse. Further shed timber shed for storage.

Tenure: Un-Furnished Let.

Council Tax: Band B

Energy Performance Rating: Band D (65)

Services

Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole letting agent Tarr Residential on 01460 53315 or at 10 Silver Street, Ilminster, Somerset TA19 0DJ.