



## **TO LET: £875 pcm Un-Furnished**

### **The Cross, Ilminster, Somerset TA19 0EH**

A charming and extremely well presented stone fronted 2 bedroom terraced cottage with off street parking, all situated in a quiet tucked away location in The Cross, Ilminster. The property comprises; entrance porch, sitting room with decorative fireplace, modern fitted kitchen and a first floor white suite bathroom. Further benefits from double glazing, gas fired heating via a combination boiler and a low maintenance front garden. Sorry NO Pets.

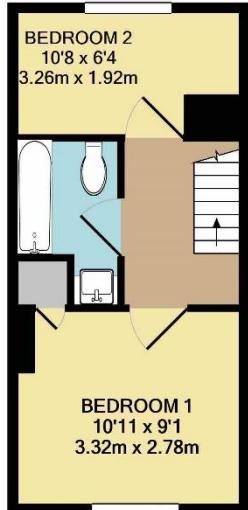
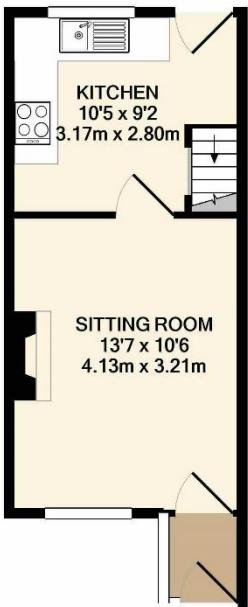
Council Tax: B. EPC: C (72). READY NOW.

**Tarr Residential**

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TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.3 SQ.M.)



## Entrance

Approach via the off street parking space and footpath leading to the uPVC part double glazed front door opening to:

### Entrance Porch: 4' 0" x 3' 7" (1.23m x 1.09m)

With double glazed windows to the front and side aspects, single panel radiator and wall mounted electric fusebox. Further glazed door to:

### Sitting Room: 13' 7" x 10' 6" (4.13m x 3.21m)

Double glazed window to the front aspect with a window seat feature, double panel radiator, TV point, two wall-light points and a feature decorative fireplace. Door to:

### Kitchen: 10' 5" x 9' 2" (3.17m x 2.80m)

Fitted with a modern range of light wood effect wall and base units, rolled edge worktops over and all complemented by tiled splashbacks. Inset stainless steel bowl and drainer with mixer tap over. Built-in Zanussi oven with a four burner gas hob and chimney style extractor over. Space for an upright fridge/freezer. Double glazed window to the rear aspect, part double glazed door opening to outside, tiled flooring and a double panel radiator. Stairs rise to the first floor and has storage space beneath.

## First Floor Landing

With access to the roof void and a smoke detector.

### Bedroom 1: 10' 11" x 9' 1" (3.32m x 2.78m)

Double glazed window to the front aspect, double panel radiator and a built-in storage cupboard.

### Bedroom 2: 10' 8" x 6' 4" (3.26m x 1.92m)

With a sloping ceiling, double glazed window to the rear aspect and a single panel radiator.

### Bathroom: 7' 9" x 4' 11" (2.36m x 1.51m)

Fitted with a modern white three piece suite; panel bath with a glass screen, taps and a wall mounted thermostatic shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Tiled walls, single panel radiator, wall-light with shaver point, recessed ceiling spotlights and an extractor.

## Outside

The outside of the property is very low maintenance. An off street parking space is to the front aspect with a footpath leading to the entrance porch. The south-facing main garden of the property is at the front and is laid to decorative gravel chippings.

The rear of the property is laid to chippings.

**Tenure:** Un-Furnished Let. Sorry No Pets.

**Council Tax:** B

**Energy Performance Rating:** C (72)

**Services:** Mains Gas, Electric, Water and Drainage.

## Viewings

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

## Lettings Requirements

1 Months rent (£875) in advance along with 5 weeks rent (£1009.61) 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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