



Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: TBA

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: £245,000

Winterhay Lane, Ilminster , Somerset TA19 9BA

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Ilminster,
Somerset
TA19 9BA**

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- **NO ONWARD CHAIN**
- **Terraced Property Backing onto a Field**
- **2 Double Bedrooms**
- **Sitting Room with Fireplace & Log Burner**
- **Modern Fitted Kitchen/Dining Area**
- **Utility Room & Cloakroom**
- **First Floor White Suite Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Road Parking for Multiple Vehicles**
- **Front & Rear Low Maintenance Gardens**

Situated on Winterhay Lane within walking distance to the Ilminster town centre and a rear garden backing on to an open field is this well presented 2 double bedroom mid terraced property with off road parking for multiple vehicles, garage and an insulated shed. The property comprises: entrance porch, inner hall, sitting room with fireplace and log burner, modern fitted kitchen/dining room, utility room, cloakroom and a first floor white suite bathroom. Further benefits from double glazing and gas fired heating via a combination boiler.



Approach

Approached via the off road parking area with space for multiple vehicles and a pedestrian gate opening to a paved area and small lawn. Step up to the uPVC front door opening to:

Entrance Porch: 5' 8" x 3' 10" (1.72m x 1.16m)

With double glazed windows to the front and side aspects, built in shoe storage, coat hanging space and wall light point. Double glazed door opening to:

Inner Hall

With stairs rising to the first floor with built in pull out storage drawers beneath. Further built in storage cupboard, wood effect flooring, wall cupboard housing the electric consumer unit and meter, single panel radiator, telephone point and a smoke detector.

Sitting Room: 11' 11" x 10' 0" (3.62m x 3.04m)

Double glazed window to the front aspect, attractive feature fireplace with a wood mantle, paved hearth and an inset log burner. Built in storage cupboard, single panel radiator, power points with USB ports, TV point and a coved ceiling.

Kitchen/Dining Room: 15' 5" x 11' 11" (4.70m x 3.63m)

Fitted with a modern range of shaker style wall and base units, wood block effect worktops over and all complemented by tiled splash backs. Inset ceramic one and a half bowl and drainer with adjustable mixer tap over. Built in oven with an electric hob and stainless steel extractor over. Space and plumbing for a dishwasher. Built in storage cupboard. Wood effect flooring, power pint with USB ports, single panel radiator, recessed ceiling spotlights, heat/smoke detector. Two double glazed windows and a glazed door into:

Utility Room: 15' 10" x 5' 7" (4.82m x 1.69m)

Fitted with a base unit and worktop. Inset stainless steel bowl and drainer with mixer tap over. Space and plumbing for both a washing machine and tumble dryer. Double panel radiator and a wall lights. Two double glazed windows to the rear aspect and a part double glazed door opening to outside. Further door to:

Cloakroom: 3' 7" x 3' 2" (1.09m x 0.96m)

Fitted with a low level WC and a wash hand basin. Double glazed window to the side aspect.

First Floor Landing

With access to the roof void and a smoke detector. Built in cupboard housing the Worcester gas fired combination boiler.

Bedroom 1: 13' 8" x 11' 11" (4.17m x 3.63m) (max)

Two double glazed windows to the front aspect, built in wardrobes and dressing table feature, single panel radiator and a coved ceiling.

Bedroom 2: 12' 0" x 8' 7" (3.67m x 2.62m)

Double glazed window to the rear aspect, single panel radiator and a coved ceiling. Dressing table feature.

Bathroom: 8' 10" x 6' 5" (2.68m x 1.96m) (max)

Fitted with a modern white three piece suite comprising; panel bath with a glass screen, taps and wall mounted Aqualisa shower over. Fitted bathroom storage units with an inset wash hand basin and a low level WC with a concealed cistern. Obscure double glazed window to the rear aspect, tiled walls and flooring. Chrome ladder style heated towel rail, extractor and recessed ceiling spotlights.

Garage: 16' 7" x 11' 9" (5.05m x 3.59m)

Located at the rear of the property. A slightly larger than average single detached garage with an up and over door to the front aspect. Power and light connected.

Insulated Shed: 9' 6" x 7' 7" (2.90m x 2.30m)

An insulated timber shed situated at the rear of the garage. Windows to the side aspect. Power and light connected.

Outside

The outside of the property is relatively low maintenance and benefits from off road parking for multiple vehicles at the front aspect. A pedestrian gate opens to the front garden area laid to paving and a small lawn. A step up rises to the front door.

The garage is at the rear of the property and can be accessed from the utility room door. A wooden pedestrian gate to the side of the garage opens to a path leading to the insulated shed and onwards to the rear garden, of which is laid to lawn and backs on to an open field. Outside water tap.

Agents Note

There is a pedestrian and vehicular right of access across the rear of the terrace to access the garage.