



Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: Band C (75)

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: £250,000
George Maher Court, Shudrick Lane,
Ilminster, Somerset TA19 0BP

**14 George Maher Court,
Shudrick Lane, Ilminster,
Somerset TA19 0BP**

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- NO ONWARD CHAIN
- Modern Cottage for the over 55's
- Within an Attractive Gated Community
- 2 Double Bedrooms & Study/Bedroom 3
- Sitting Room, Dining Room & Conservatory
- Kitchen with Built-in Appliances
- Ground Floor Shower/Wet Room
- First Floor White Suite Bathroom
- Double Glazing & Gas Fired Heating
- Car Port & Visitor Parking
- Enclosed South Facing Garden

Situated within the extremely well presented and gated community of George Maher Court for the over 55's is this 2 bedroom modern cottage with study and an allocated car port for parking. All set in attractive communal grounds within easy proximity to the centre of Ilminster and its amenities. The property comprises; entrance hall, sitting room, separate dining room, fitted kitchen with built-in appliances and access to the conservatory, ground floor shower/wet room, study/bedroom 3 and a first floor white suite bathroom. Further benefits from gas fired heating, double glazing and a low maintenance south facing private garden.



Entrance

Approach to code controlled entrance gates opening to the George Maher Court communal gardens and parking area. The property is accessed via the part glazed front door with storm canopy over and opening to:

Entrance Hall

With stairs rising to the first floor, single panel radiator, built-in cupboard housing the electric fuse box, wall mounted thermostat, smoke detector and a coved ceiling. Door to:

Sitting Room: 13' 9" x 13' 2" (4.20m x 4.02m) (max)

Double glazed window to the front aspect, double panel radiator, TV and telephone points and a coved ceiling. Part glazed double doors to:

Dining Room: 11' 9" x 7' 10" (3.58m x 2.39m)

Double glazed french doors opening to the rear garden, wood effect laminate flooring, deep built-in under-stairs storage cupboard, double panel radiator and a coved ceiling.

Kitchen: 8' 0" x 7' 2" (2.45m x 2.18m)

Fitted with a range of light wood wall and base units with granite effect rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer and filter water taps over. Built-in electric Bosch oven with a stainless four burner gas hob and stainless steel chimney style extractor over. Built-in appliances include; Hotpoint washing machine, Bosch slim-line dishwasher, fridge and freezer. Coving, recessed ceiling spotlights and double glazed sliding doors opening to:

Conservatory: 8' 2" x 7' 10" (2.50m x 2.40m)

Constructed of uPVC double glazed sealed units and polycarbonate roof over. Double glazed french doors opening to the garden. Fitted vertical window blinds and power points.

Shower/Wet Room: 8' 1" x 4' 3" (2.47m x 1.29m)

Fitted with a white three piece suite comprising; walk-in cubicle with a wall mounted thermostatic shower over. Wash hand basin and pedestal with mixer tap over, low level WC. Fully tiled walls and flooring, ladder style heated towel rail, light/shaver point, extractor and recessed ceiling spotlights.

First Floor Landing

With a built-in cupboard housing the Worcester gas fired boiler, further built-in cupboard housing the hot water cylinder tank and electric immersion heater. Access to the roof void, single panel radiator, smoke detector and a coved ceiling.

Bedroom 1: 12' 0" x 9' 9" (3.66m x 2.98m)

Double glazed window to the rear aspect and over-looking the communal gardens. Two built-in double wardrobes, single panel radiator, TV and telephone points and a coved ceiling.

Bedroom 2: 9' 10" x 9' 9" (2.99m x 2.98m)

Double glazed window to the front aspect, two built-in double wardrobes, TV point and a single panel radiator.

Bedroom 3/Study: 6' 3" x 6' 2" (1.90m x 1.88m)

Double glazed window to the rear aspect, single panel radiator, telephone point and a coved ceiling.

Bathroom: 6' 1" x 6' 1" (1.86m x 1.85m)

Fitted with a white three piece suite comprising; panel bath with mixer tap, wall mounted thermostatic shower and glass screen over. Fitted vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC with a concealed cistern. Fully tiled walls and flooring, ladder style heated towel rail, shaver point, recessed ceiling spotlights, extractor and an obscure double glazed window to the front aspect.

Outside

The south-facing rear garden is extremely low maintenance, fully enclosed by a combination of timber fencing and a brick wall. Mainly laid to decorative gravel chippings. A level paved patio is accessed from the dining room and conservatory doors. A path leads to the rear gate giving access to:

The landscaped communal gardens are very well kept and contain many areas of interest including an attractive water feature. Seating areas are available for the benefit of residents within the George Maher community. An allocated parking space is within the open fronted carport.

Agents Note

Additional parking is available for visitors.

Service Charge

Service Charge currently £3195.00 per annum, paid quarterly and includes:- Estate Manager, Buildings Insurance, External Decorating, Upkeep and Lighting of the Communal Grounds and Window Cleaning.