



Letting Requirements:

1 months rent £1400.00 in advance along with 5 weeks rent £1615.38 by way of deposit to be lodged with the Deposit Protection Scheme.

Tenure: Un-Furnished Let. No Pets.

Council Tax: Band D

Energy Performance Rating: Band C (71)

Services: Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole letting 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



**TO LET £1400 pcm Un-Furnished
Adams Meadow, Ilminster, Somerset
TA19 9DB**

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Ilminster,
Somerset
TA19 9DB**

**TO LET: £1400 pcm
Un-Furnished**

- **Detached 4 Bedroom Property**
- **Popular Cul-de-Sac Location**
- **23ft Dual Aspect Sitting Room**
- **Separate Dining Room**
- **Fitted Kitchen & Utility Room**
- **En-Suite to Master Bedroom**
- **Cloakroom & Family Bathroom**
- **Gas Fired Heating & Double Glazing**
- **Garage & Off Street Parking**
- **Enclosed Level Rear Garden**

An extremely well presented and detached 4 bedroom property with garage and off street parking, all situated in the popular Adams Meadow cul-de-sac. The property comprises; entrance hall, 23ft dual aspect sitting room, separate dining room, fitted kitchen, utility room, cloakroom, en-suite to the master bedroom and a white suite family bathroom. Further benefits from double glazing, gas fired heating and a good size enclosed level rear garden.



Entrance

Approached via two steps rising to the part double glazed front door with storm canopy and outside light over. Opening to:

Entrance Hall

With stairs rising to the first floor, double panel radiator, wood effect laminate flooring, built-in under-stairs storage cupboard, telephone point, smoke detector and coving.

Sitting Room: 23' 3" x 9' 11" (7.09m x 3.01m) (into bay)

A dual aspect room with a double glazed bay window to the front and double glazed french doors opening to the rear garden. Attractive feature fireplace with an in set gas coal effect fire and stone surround. Two double panel radiators, two wall-light points, TV and telephone points. Coved ceiling.

Dining Room: 11' 4" x 8' 6" (3.45m x 2.58m)

Double glazed window to the front aspect, wood effect laminate flooring, double panel radiator, TV point and coving.

Kitchen: 9' 4" x 8' 10" (2.85m x 2.70m)

Fitted with a modern range of wood fronted wall and base units, square edge worktops over and all complemented by tiled splash-backs. Inset stainless steel one and a half bowl and drainer with mixer tap over. built-in Whirlpool high level double oven with a separate four burner gas hob and extractor over. Space and plumbing for a dishwasher and space for an upright fridge/freezer. Double glazed window to the rear aspect and over-looking the garden, TV and telephone points, wood effect laminate flooring and a double panel radiator. Opening to:

Utility Room: 5' 8" x 5' 5" (1.73m x 1.64m)

Fitted with a range of white fronted wall and base units with square edge worktops over and all complemented by tiled splash-backs. Space and plumbing for a washing machine and tumble dryer. Wall mounted Ideal Classic gas fired boiler. Wood effect laminate flooring, part double glazed door opening to outside and a further door to:

Cloakroom: 5' 5" x 2' 10" (1.65m x 0.87m)

Fitted with a white two piece suite comprising; low level WC and a wall mounted corner wash hand basin with mixer tap and tiled splash-back over. Wood effect laminate flooring, single panel radiator and an obscure double glazed window to the side aspect.

First Floor Landing

With access to the roof void, single panel radiator and a smoke detector. built-in cupboard housing the hot water cylinder tank and immersion heater.



Bedroom 1: 11' 6" x 10' 1" (3.51m x 3.07m) (max)

Double glazed window to the front aspect, range of built-in wardrobes, single panel radiator, TV and telephone points. Coving and a door to:

En-Suite: 6' 4" x 5' 8" (1.94m x 1.73m)

Fitted with a modern whit three piece suite comprising; square cubicle with a glass door and wall mounted Triton electric shower over. vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Wall tiling to splash prone areas, single panel radiator, extractor, wall-light/shaver point and an obscure double glazed window to the front aspect.

Bedroom 2: 12' 2" x 11' 7" (3.72m x 3.53m) (max)

Double glazed window to the front aspect, single panel radiator, built-in wardrobe, TV and telephone points.

Bedroom 3: 8' 10" x 7' 9" (2.68m x 2.37m)

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

Bedroom 4: 8' 10" x 6' 9" (2.68m x 2.07m)

Double glazed window to the rear aspect, single panel radiator, TV point and an alcove with built-in shelving.

Bathroom: 7' 3" x 5' 6" (2.22m x 1.67m)

Fitted with a white three piece suite comprising; panel bath with a telephone style mixer tap and wall mounted Triton electric shower over. Wash hand basin and pedestal with mixer tap over. Low level WC. Part tiled walls, single panel radiator, wall-light/shaver point, extractor, wall mounted mirror and cabinet. Obscure double glazed window to the rear aspect.

Garage: 16' 11" x 8' 7" (5.15m x 2.62m)

A detached single garage with a pitched and tiled roof (providing additional space within the eaves). Electric roller door to the front aspect heading the driveway, side access door from the garden. Power and light connected.

Outside

The outside of the property is very well kept and benefits from off street parking heading the garage at the side aspect. The front door is approached via two steps and the garden is low maintenance as laid to decorative gravel chippings. A side timber gate gives access to: The level rear garden is of a good size and is fully enclosed by timber fencing. A paved patio is accessed from the sitting room and utility room doors and leads onto the main lawn. Beds and borders are filled with a variety of mature shrubs and plants. A further gravel chipped seating is positioned to one corner. Outside light and water tap.