



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: Band TBA

Services: Mains Gas, Electric, Water and Drainage.

Viewing

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

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

Eames Orchard, Ilminster, Somerset

TA19 0BZ

**19 Eames Orchard
Ilminster,
Somerset TA19 0BZ**

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- **Modern Terraced Property**
- **3 Bedrooms, En-Suite to Master**
- **Kitchen/Dining Area**
- **Spacious Sitting Room**
- **Entrance Hall & Cloakroom**
- **First Floor Family Bathroom**
- **Double Glazing & Gas Fired Heating**
- **Garage & Off Street Parking**
- **Enclosed Rear Garden**



NO ONWARD CHAIN. A good size 3 bedroom modern terraced property with garage and off street parking, all situated in Eames Orchard on the sought-after Minster Heights development. The property comprises; entrance hall, cloakroom, fitted kitchen/dining area with bay window, spacious sitting room, en-suite to master bedroom and a family bathroom. Further benefits from double glazing, gas fired heating and an enclosed courtyard style garden.



Entrance Hall

With a built-in storage cupboard, single panel radiator and a wall mounted thermostat. Door to:

Cloakroom: 4' 10" x 2' 7" (1.48m x 0.80m)

Fitted with a two piece suite comprising; low level WC and a wall mounted corner wash hand basin with taps and a tiled splash back over. Wall mounted electric fuse box, single panel radiator and an extractor.

Kitchen/Dining Area: 12' 6" x 10' 7" (3.82m x 3.22m)

Fitted with a range of light wood fronted wall and base units, rolled edge worktops over and all complemented by tiled splash-backs. Inset stainless steel bowl and drainer with mixer tap over. Space for an electric cooker with extractor over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Wall mounted British Gas gas fired combination boiler. Double glazed bay window to the front aspect and a single panel radiator.

Sitting Room: 16' 5" x 16' 2" (5.00m x 4.93m)

A spacious room benefitting from double glazed sliding patio doors opening to the garden and a further double glazed window to the rear aspect. A double and a single panel radiator. TV point, built-in storage cupboard, coving and stairs rise to the first floor.

First Floor Landing

With access to the roof void, built-in storage cupboard with timber slatted shelving and a wall mounted electric heater. Smoke detector.

Bedroom 1: 14' 4" x 9' 11" (4.38m x 3.02m)

Two double glazed windows to the rear aspect. Built-in double wardrobe, single panel radiator and a telephone point. Door to:

En-Suite: 5' 7" x 4' 11" (1.70m x 1.50m) (max)

Fitted with a three piece suite comprising; square cubicle with a glass door and wall mounted thermostatic shower over. Wash hand basin and pedestal with taps and a tiled splash-back over. Low level WC. Single panel radiator, shaver point, extractor and recessed ceiling spotlights.

Bedroom 2: 10' 10" x 8' 5" (3.30m x 2.57m)

Double glazed window to the front aspect with views towards open countryside beyond. Single panel radiator and a TV point.

Bedroom 3: 10' 10" x 7' 9" (3.30m x 2.36m)

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

Bathroom: 5' 11" x 5' 7" (1.80m x 1.69m)

Fitted with a three piece suite comprising; panel bath with taps over. Wash hand basin and pedestal with taps over and a low level WC. Wall tiling to splash prone areas, single panel radiator, extractor, wall-light/shaver point and recessed ceiling spotlights.

Garage: 17' 9" x 8' 7" (5.40m x 2.62m)

Situated beneath the adjoining coach. Electric remote controlled up and over door to the front aspect heading the off street parking. A further off street parking space is located to the rear of the property.

Outside

The property is approached via the block paved driveway and two steps rise to the front door. The garden is laid to low maintenance decorative gravel chippings and is mainly enclosed by a low brick built wall with wrought iron railings over.

A further off street parking space is at the rear and accessed via the archway. A timber side pedestrian gate gives access to:

The rear garden is fully enclosed by timber fencing and benefits from a patio area heading the sitting room door. A paved path winds its way through the garden and is extensively planted on either side by an excellent variety of established shrubs and plants. Outside water tap