



Tenure: Freehold



Council Tax: Band B

Energy Performance Rating: Band E

Services: Mains 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.

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Guide Price: £250,000

**Channels Lane, Horton, Nr Ilminster,
Somerset TA19 9QL**

28 Channels Lane, Horton, Ilminster, Somerset TA19 9QL

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- **NO ONWARD CHAIN**
- **Terraced 3 Bedroom Property**
- **Village, End of Cul-de-Sac Location**
- **Garden Backing onto Open Fields**
- **Superb Far-Reaching Countryside Views**
- **17ft Sitting/Dining Room & Conservatory**
- **Kitchen & Side Porch/Access**
- **First Floor Bathroom & Separate WC**
- **Double Glazing**
- **Electric Heating**



A well presented 3 bedroom terraced property with a superb rear garden extending to approximately 80ft and backing onto open countryside. All situated in a quiet tucked away position in the cul-de-sac of Channels Lane, Horton. The property comprises; entrance hall, kitchen, 17ft dual aspect sitting/dining room, conservatory with access to the garden, side porch/access, first floor white suite bathroom with a separate WC. Further benefits from double glazing and electric heating.

Entrance

The property enjoys a tucked away position at the end of the Channels Lane cul-de-sac. A pedestrian gate gives access to the footpath leading the double glazed front door, opening to:

Entrance Hall

With stairs rising to the first floor and a door to:

Kitchen: 10' 5" x 7' 5" (3.18m x 2.26m)

Double glazed window to the rear aspect over-looking the garden. Fitted with a single bowl and drainer with taps over. Built-in larder cupboard and a under-stairs storage cupboard.

Sitting/Dining Room: 17' 11" x 12' 4" (5.45m x 3.75m) (max)

A dual aspect room with a double glazed window to the front aspect, feature tiled fireplace, telephone and TV aerial point, picture rail. Sliding double glazed doors opening to:

Conservatory: 9' 5" x 8' 5" (2.87m x 2.57m)

Constructed on low brick walls with uPVC double glazed sealed units and a polycarbonate roof over. Double glazed french doors opening to the patio and rear garden. Tiled flooring and power points.

Side Porch/Access

Providing access from the front to the rear garden. Door into the kitchen, power and light connected.

First Floor Landing

With a double glazed window to the rear aspect, access to the roof void and an electric heater.

Bedroom 1: 10' 5" x 10' 3" (3.17m x 3.13m)

Double glazed window to the front aspect. Fitted with a range of wardrobes spanning the full width of the room with matching drawer and dressing table units. Built-in over-stairs cupboard housing the hot water cylinder tank and immersion heater.

Bedroom 2: 11' 11" x 9' 1" (3.62m x 2.77m)

Double glazed window to the front aspect and a built-in storage cupboard.

Bedroom 3: 9' 5" x 7' 2" (2.87m x 2.19m)

Double glazed window to the rear aspect with superb far-reaching views over the garden and open countryside beyond.

Bathroom: 6' 9" x 5' 9" (2.07m x 1.74m)

Fitted with a white two piece suite comprising; panel bath with taps over and a wall mounted wash hand basin with taps over. Obscure double glazed window to the rear aspect.

WC: 5' 1" x 2' 8" (1.56m x 0.82m)

Fitted with a low level WC. Obscure double glazed window to the rear aspect.

Outside

The property enjoys a quiet tucked away position at the end of the Channels Lane cul-de-sac. The front door is accessed via a footpath from the pedestrian gate flanked on either side by lawn. Internal access to the rear garden is through the side porch.

The extremely well maintained south-facing rear garden extends to approximately 80ft and backs onto open fields and enjoys superb countryside views. A good size patio is accessed from the conservatory doors and leads on to the main lawn. A former coal shed/store is accessed from the side porch door and there is a greenhouse in situ. Outside water tap and light.