



**Tenure:** Freehold

**Council Tax:** Band B

**Energy Performance Rating:** Band F

**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.

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: £180,000**  
**Copse Lane, Ilton, nr Ilminster, Somerset**  
**TA13 5DD**



**35 Copse Lane,  
Ilton, Nr Ilminster,  
Somerset TA19 9HG**

**Guide Price: £180,000**

- **NO ONWARD CHAIN**
- **Semi Detached Property**
- **Edge of Village Location**
- **3 Bedrooms**
- **Dual Aspect Sitting/Dining Room**
- **Modern Fitted Kitchen & Utility**
- **White Suite Bathroom**
- **Electric Heating & Double Glazing**
- **Off Street Parking**
- **Good Size South Facing Garden**

**A good size 3 bedroom semi detached property with off street parking, all situated on the very edge of Ilton. The property comprises; entrance porch, inner hall, 18ft dual aspect sitting/dining room, fitted kitchen, side lobby, utility/store and a first floor white suite bathroom. Further benefits from double glazing, electric heating, neutral decoration throughout and a great sized south-facing rear garden.**



#### **Entrance**

Approach via the off street parking area to the uPVC part double glazed front door with wall mounted outside light over and opening to:

**Entrance Porch:** 8' 11" x 4' 6" (2.71m x 1.37m)

Double glazed windows to the front aspect, tiled flooring, wall light point and a smoke detector. Door to:

#### **Inner Hall**

With stairs rising to the first floor, wood effect laminate flooring, electric heater, coat hanging space and a built-in under-stairs storage cupboard. Smoke detector.

**Sitting/Dining Room:** 19' 6" x 11' 0" (5.95m x 3.36m)

A dual aspect room with a double glazed window to the front and a further double glazed window and door opening to the rear garden. Attractive feature fireplace with a wood surround and an inset electric fire. Wood effect laminate flooring, two electric night storage heaters, picture rail and coving.

**Kitchen:** 10' 10" x 8' 9" (3.31m x 2.66m)

Fitted with a modern range of 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 a chimney style extractor over. Space and plumbing for a washing machine. Breakfast bar feature with space for seating under. Built-in cupboard housing the hot water cylinder tank and immersion heater. Double glazed window to the rear aspect overlooking the garden. Door to:

Side Lobby

With a part double glazed door opening to outside, tiled flooring and a smoke detector. Door to:

**Utility Area/Store:** 10' 10" x 5' 7" (3.29m x 1.70m)

Fitted with a base unit and rolled edge worktop over. Double glazed window to the rear aspect, wood effect laminate flooring, wall mounted electric fuse-box. Power and light connected.



#### **First Floor Landing**

with access to the roof void and stripped floorboards.

**Bedroom 1:** 12' 4" x 11' 0" (3.75m x 3.36m)

Double glazed window to the rear aspect, three built-in single wardrobes with drawer units. Wood effect laminate flooring.

**Bedroom 2:** 10' 11" x 6' 11" (3.33m x 2.11m)

Double glazed window to the front aspect and wood effect laminate flooring.

**Bedroom 3:** 8' 9" x 7' 11" (2.66m x 2.42m)

Double glazed window to the rear aspect and wood effect laminate flooring.

**Bathroom:** 7' 10" x 5' 5" (2.39m x 1.65m)

Fitted with a modern white three piece suite comprising; panel bath with a glass screen, mixer tap and wall mounted Creda electric shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Fully tiled walls and flooring, chrome ladder style heated towel rail and two obscure double glazed windows to the side aspect.

#### **Outside**

The property benefits from off street parking heading the front porch. The garden is mainly laid to lawn with a central raised flower bed and enclosed by mature hedging.

The south-facing rear garden is of a very good size with a patio heading the sitting room door. The main lawn is bordered by beds filled with a good variety of mature shrubs and apple trees. An area towards the rear boundary is gravel chipped with a paved area which can provide an additional seating space. Space for a timber shed is to one corner.