

Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: Band C

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: £274,000
Highfield, Ilminster, Somerset
TA19 9SR

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

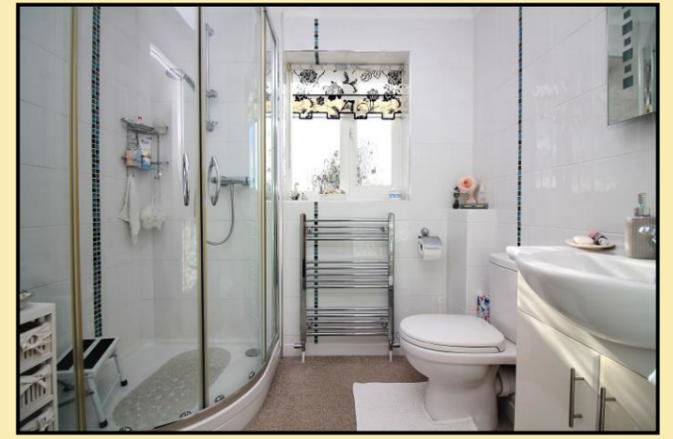
**34 Highfield,
Ilminster,
Somerset TA19 9SR**

Guide Price: £274,000

- **Modern Terraced Property**
- **Superb Views from the Rear Aspect**
- **3 Bedrooms**
- **Sitting Room & Separate Dining Room**
- **Conservatory & Fitted Kitchen**
- **Entrance Hall & Cloakroom**
- **White Suite Shower Room**
- **Gas Fired Heating & Double Glazing**
- **Garage & Off Street Parking**
- **Landscaped Front & Rear Gardens**



Situated in a tucked away position within the sought-after cul-de-sac of Highfield and enjoying superb views over the Ilminster town and beyond is this modern terraced 3 bedroom property with garage and off street parking. The property comprises; entrance hall, cloakroom, sitting room with fireplace, separate dining room, conservatory with access to the garden, fitted kitchen and a first floor white suite shower room. Further benefits from extremely well kept landscaped low maintenance front and rear gardens, double glazing and gas fired heating via a combination boiler.



Entrance

The property is situated in a tucked away position in the cul-de-sac of Highfield. A paved path leads to the part double glazed front door with storm canopy and wall mounted outside light over. Opening to:

Entrance Hall

With stairs rising to the first floor, single panel radiator, wall mounted digital heating thermostat, textured and coved ceiling. Door to:

Cloakroom: 5' 5" x 3' 1" (1.64m x 0.93m)

Fitted with a white two piece suite comprising; low level WC. Wall mounted vanity unit with an inset wash hand basin, mixer tap and a tiled splashback over. Obscure double glazed window to the front aspect, tiled flooring, chrome ladder style heated towel rail and a wall mounted electric fusebox. Textured and coved ceiling.

Sitting Room: 14' 2" x 12' 9" (4.33m x 3.89m) (max)

Double glazed window to the front aspect, attractive feature fireplace with a marble hearth and an inset electric fire. Two double panel radiators, two wall light points and a TV point. Built-in under-stairs storage cupboard. Opening to:

Dining Room: 8' 0" x 7' 8" (2.45m x 2.34m)

With a double panel radiator, textured and coved ceiling. Door opening to the kitchen and double glazed sliding patio doors opening to:

Conservatory: 14' 1" x 5' 7" (4.30m x 1.71m)

Enjoying views over the Ilminster town and constructed of uPVC double glazed sealed units with a polycarbonate roof over. Double glazed french doors opening to the garden. tiled flooring, wall-light point and power points. Part double glazed door opening to:

Kitchen: 8' 1" x 8' 1" (2.47m x 2.46m)

Fitted with a range of white fronted wall and base units, rolled edge worktops over and all complemented by tiled splashbacks. Inset porcelain one and a half bowl and drainer with mixer tap over. Built-in Whirlpool oven with a four burner gas hob and concealed extractor over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Double glazed window into the conservatory, double panel radiator, tiled flooring, textured and coved ceiling.

First Floor Landing

With access to the roof void via a fitted loft ladder and light connected. Built-in cupboard housing the Worcester Greenstar gas fired combination boiler and timber shelving. Textured and coved ceiling.

Bedroom 1: 12' 0" x 9' 10" (3.67m x 3.00m) (max)

Double glazed window to the front aspect, double panel radiator, textured and coved ceiling.

Bedroom 2: 10' 5" x 9' 10" (3.18m x 3.00m) (max)

Double glazed window to the rear aspect with superb far-reaching views over the Ilminster town and beyond. Double panel radiator, textured and coved ceiling.

Bedroom 3: 8' 6" x 6' 0" (2.60m x 1.84m)

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

Shower Room: 7' 1" x 5' 7" (2.15m x 1.70m)

Fitted with a modern white three piece suite comprising; quadrant cubicle with a glass door and wall mounted thermostatic shower over. Vanity unit with an inset wash hand basin over and storage cupboard below. Low level WC. Obscure double glazed window to the rear aspect, tiled walls, chrome ladder style heated towel rail, textured and coved ceiling.

Outside

The outside of the property is extremely well kept and the front door is approached via a paved path. The landscaped front garden is mainly laid to low maintenance decorative gravel chippings and a silver birch tree is at the front boundary.

The garage and parking is accessed via the shared driveway beneath the archway.

The landscaped south-facing rear garden enjoys superb far reaching views over the Ilminster town and countryside beyond. Steps down from the conservatory doors lead to the patio and a further feature circular seating area with slate gravelled borders. All enclosed by timber fencing and a pedestrian gate gives access to the parking area and garage.