



Tenure: Freehold

Council Tax: Band C

Energy Performance Rating: Band TBA

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
Herne Rise, Ilminster, Somerset
TA19 0HH

**41 Herne Rise,
Ilminster,
Somerset TA19 0HH**

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- **Semi Detached Property**
- **Excellent Views from the Rear Aspect**
- **3 Bedrooms**
- **15ft Kitchen/Dining Area**
- **Sitting Room with Multifuel-Burner**
- **First Floor Bathroom**
- **Modern Electric Infa-Red Heating & Double Glazing**
- **Garage & Off Street Parking for a Number of Vehicles**
- **Good Size Enclosed Rear Garden**



Entrance Porch: 6' 0" x 3' 10" (1.82m x 1.16m)

Approached via the driveway to a part double glazed front door opening to the porch with single glazed windows to the front and side aspects. Tiled flooring and a further glazed door opening to:

Inner Hall

With stairs rising to the first floor and wood effect laminate flooring. Double opening glazed doors to:

Sitting Room: 13' 7" x 12' 8" (4.14m x 3.85m)

Feature fireplace with an inset multifuel-burner on a tiled hearth. Double glazed window to the front aspect, two wall-light points and a TV point. Wood effect laminate flooring and a built-in understairs storage cupboard. Opening to:

Kitchen/Dining Area: 15' 9" x 10' 6" (4.81m x 3.20m)

The dining area benefits from a double glazed window to the rear aspect and wood effect laminate flooring. The kitchen area is fitted with a range of light wood effect wall and base units, rolled edge worktops over and all complemented by tiled splashbacks. Inset stainless steel bowl and drainer with mixer tap over. Built-in high level electric oven with a separate ceramic hob and concealed extractor over. Space and plumbing for a washing machine. Breakfast bar feature with space for seating under. Double glazed window to the side and rear aspects. Part double glazed door opening to outside.

First Floor Landing

With a double glazed window to the side aspect and access to the roof void.

Bedroom 1: 13' 1" x 8' 10" (4.00m x 2.70m)

Double glazed window to the front aspect and a built-in double wardrobe.

Bedroom 2: 9' 4" x 9' 3" (2.85m x 2.81m)

Double glazed window to the rear aspect with superb views over Ilminster town and beyond. Built-in cupboard housing the hot water cylinder tank.

Bedroom 3: 10' 1" x 6' 9" (3.07m x 2.05m)

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

Bathroom: ' 2" x 6' 2" (1.89m x 1.88m)

Fitted with a white three piece suite comprising: panel bath with taps and a wall mounted electric shower over, wash hand basin with taps and a low level WC. Part tiled walls and an obscure double glazed window to the rear aspect.

Garage: 18' 11" x 9' 4" (5.77m x 2.85m)

A detached single garage heading the long driveway to the side of the property. Up and over door to the front aspect, part glazed side access door and a window to the rear. Power connected.

Outside

The property is located on a good size plot and enjoys excellent views over Ilminster town from the rear aspect. A long gently sloping driveway to the side of the property provides off street parking for a good number of vehicles heading the garage. The front garden is mainly laid to lawn.

The rear garden is of a very good size and is enclosed by timber fencing. Mainly laid to lawn with beds and borders filled with a good variety of mature shrubs and plants. A timber shed is attached to the side of the garage with an additional shed positioned to one corner.

An extremely well presented 3 bedroom semi detached property with a good size garden, garage and off street parking for a good number of vehicles, all situated on Herne Rise with superb views from the rear aspect over Ilminster.

The property comprises; entrance porch, inner hall, sitting room, kitchen/dining area and a first floor bathroom. Further benefits from double glazing, modern electric infra-red heating.