

133 Blackdown View, Ilminster, Somerset



£160 000

Crewkerne 7.1 miles, Taunton 13 miles, Yeovil 14.7 miles, Bridport 19.8 miles

A well presented family house with good-sized south-facing rear garden enjoying views across the town

Entrance Hall – Sitting/Dining Room – Kitchen/Breakfast Room – Utility Room
Sun Room – Stairs/Landing – Three Bedrooms – Bathroom – GFCH with recently fitted boiler – Double-Glazed uPVC Windows – Front & Rear Gardens

DESCRIPTION

133 Blackdown View is built of brick elevations under a tiled roof and benefits from uPVC windows and gas-fired central heating with a very recently installed combi-boiler. The accommodation comprises entrance hall, sitting room, dining area, good-sized kitchen/breakfast room, utility room, sun room, stairs/landing, three bedrooms (two with built-in wardrobes) and a bathroom with recently installed shower. Outside there are front and rear gardens, useful outbuilding, patio area and two garden sheds.

LOCATION

Ilminster is a medieval town, the centre of which is dominated by the ancient Minster. The town was developed in the Georgian period with many properties being constructed of the local mellow hamstone. Ilminster offers a full range of amenities together with a primary and middle school of various denominations. Ilminster has convenient road access to both the M5 and to the A303. Mainline railway stations at Crewkerne (London Waterloo) and Taunton (London Paddington).

ACCOMMODATION

Entrance Hall (N)

Stairs rising to first floor, window to front aspect, BT point, opening to kitchen/breakfast room and fitted carpet.

Sitting Room (N)

13' 0" (3.96m) x 9' 5" (2.87m)

Window to front aspect, TV point, laminate flooring, radiator, opening to:

Dining Area (S)

8' 4" (2.54m) x 7' 6" (2.29m)

Archway to kitchen/breakfast room, door to sun room and laminate flooring.

Kitchen/Breakfast Room (S)

17' 1" (5.21m) x 10' 1" (3.07m)

Window and obscure door to rear aspect, fitted with a range of wall and base units, work tops and breakfast bar, space for oven, extractor hood, space/plumbing for dishwasher/washing machine, stainless steel sink and drainer, radiator, door to under stairs cupboard, tiled floor, opening to dining area and opening to:

Utility Room (N)

7' 9" (2.36m) x 5' 5" (1.65m)

Obscure door to front, space/plumbing for fridge/freezer, space for tumble dryer, wall mounted 'Valliant' combi-boiler installed in April, vinyl flooring.

Sun Room (E, S & W)

Windows to all sides, fitted carpet.

FIRST FLOOR

Stairs/Landing (S)

Window to rear aspect, doors to all rooms, hatch to loft space, fitted carpet.

Bedroom One (N)

13' 1" (3.99m) x 10' 7" (3.23m)

Window to front aspect, built-in wardrobe, radiator and fitted carpet.

Bedroom Two (N)

11' 5" (3.48m) x 8' 8" (2.64m)

Window to front aspect, two built-in wardrobes, radiator and fitted carpet.

Bedroom Three (S)

8' 8" (2.64m) x 6' 9" (2.06m)

Window to rear aspect, open storage area, radiator and fitted carpet.

Bathroom (S)

Two obscure windows to rear aspect, fitted with a white suite comprising corner bath with shower over (shower installed in April), low-level WC, pedestal wash hand basin, heated towel rail and vinyl flooring.

OUTSIDE

To the front of the property is a lawned garden. To the rear there is a good-sized south-facing garden which is laid mainly to lawn and fully enclosed. The garden has a patio area which is a lovely addition for enjoying the views across the town and countryside beyond. The garden also benefits from a small outbuilding, two sheds and outside tap.

GENERAL REMARKS

Full Address

133 Blackdown View, Ilminster, Somerset
TA19 0BG.

Tenure

The property is for sale freehold with vacant possession. Subject to contract.

Services

Mains gas, water, electricity and drainage.

Local Authority

South Somerset District Council.
Tel: 01935 462462.

Council Tax

Band 'B'. £1,204.84 for 2015/16.

Viewing

Strictly by appointment with ourselves, Elder & Froy. Telephone: 01460 259699.

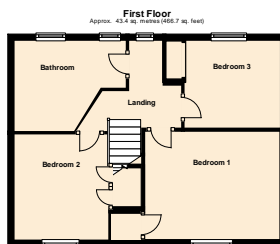
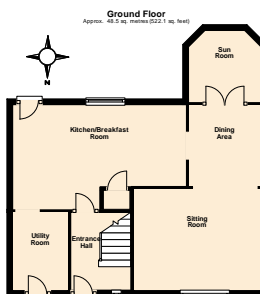
DIRECTIONS

From our office proceed up East Street and turn left onto Butts. Take the first turning on your right signposted Blackdown View. Follow the road bearing round to the right and right again. Then take the road to the right where the road forks and the property will be found on your right hand side, marked with our For Sale board.

Details prepared: June 2015



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1. The particulars do not constitute part of an offer or contract;
2. The particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact;
3. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order;
4. Any areas, measurements or distances referred to are given as a guide only and are not precise.