

3 Bed Semi-Detached In Hawthorne Road Ilminster, Ilton, TA19 9FR £265,000





SHORT DESCRIPTION

Property Ref: 15020 This three-bedroom semi-detached family home was constructed in 2019 and is ideal for first time buyers, those looking to downsize and young families with good access to local nursery or preschool and the local primary school. The property is set over two floors with ground floor comprising of entrance hall, ground floor WC, Lounge, kitchen or diner and garage. On the first floor you will find three bedrooms with the primary benefiting from ensuite shower room and family bathroom. Externally the property benefits from a low maintenance frontage with an enclosed low maintenance rear garden and access to driveway and garage. The property features solar panels on the roof, double-glazing, central heating, ultrafast broadband and has mains LPG gas supply. The property is heated via a mains gas fired central heating system and is uPVC double glazed. Externally, the rear garden is fully enclosed on all sides and has gated side access. There is a driveway offering off-road parking for two vehicles. The property is situated in the village of Ilton which is just off the A303 and is convenient for Taunton (12 miles), Ilminster (3 miles) and Yeovil (17 miles). The village is a busy community and offers a primary school, childrens' nursery, pub, St Peter's Church, a cricket club, and a village hall and play area all within walking distance. Front Aspect: The property features a low-maintenance exterior, with a gravel stone frontage and a paved pathway that leads to the entrance. Hallway: The hallway provides access to the lounge, and the carpeted stairs, which lead to the first-floor rooms. WC: The ground floor WC is finished in neutral tones with tile effect flooring and suite comprising of WC and corner spacing wash hand basin. Lounge: The lounge is located at the front of the property, with neutral coloured carpet and neutral décor. It features a front-facing bay window that provides plenty of natural light and a doorway in the lounge provides access to the kitchen or diner at the rear of the property. Kitchen or Diner: The kitchen or diner is located at the rear of the property, offering a spacious layout with neutral emulsion walls and tile-effect flooring. It features a rear-facing window and French doors that open to the rear garden. The kitchen is equipped with base and wall units, contrasting countertops, a four-ring gas hob, a built-in oven, and an inset sink with a drainer. There is also space for white goods. Landing: A landing provides access to all three bedrooms, the family bathroom, and two storage cupboards. Bedroom 1: The primary bedroom is located at the front of the property and features a front-facing window, neutral carpet flooring and a storage cupboard. A door within the room leads to the ensuite shower room. En Suite: The ensuite shower room, accessible from the primary bedroom, is finished in neutral tones and features a suite that includes a WC, sink and a walk-in shower cubicle. Bedroom 2: Bedroom two is another double and is set to the rear of the property the room benefits from rear aspect window, emulsion walls and carpet flooring. Currently being used as an office. Bedroom 3: Bedroom Three is set to the rea of the property. The room benefits from a rear aspect window, emulsion walls and carpet flooring. Bathroom: The family bathroom benefits from neutral decor including tile effect flooring and suite comprising of wash hand basin, WC and bath or shower. Garage: The single car garage is accessed from the 2 car driveway, close to the rear garden gate. Rear Garden: Externally, the property boasts an enclosed low-maintenance rear garden featuring a patio, artificial lawn, and decorative stone. A gate offers side access to the driveway. Property Type: Semi-detached Full selling price: £265000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: C EPC rating: 904.168 sq.ft. Measurement: Bedrooms, Bathrooms and Living room Outside Space: Front Garden, Rear Garden Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain Sale Possession of the property: Self-occupied -----

3

Bed Room(s)

3

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	84 square metres

Rules on letting this property

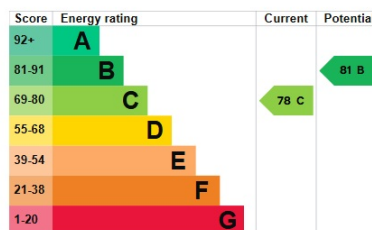
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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