



39 LADYMEADE

Ilminster, TA19 0EA

Price Guide £289,995

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented three bedroom home in one of the towns favoured cul de sac locations. The accommodation comprises, entrance hall, sitting room, kitchen/dining room, conservatory, three bedrooms, bathroom and garage. Outside the property has driveway parking and low maintenance rear garden.

Situation

Ilminster is a Medieval market town which offers a range of shopping and other amenities, together with schools. It also has convenient road access to both the M5 and to the A303,. There are mainline railway stations at Crewkerne 7 miles (London Waterloo) and the county town of Taunton 13 miles (London Paddington).

The local area

13 miles – Taunton | County Town | London Rail Links 14 miles – Yeovil Town | London Rail Links 43 miles – Bristol International Airport

Local Authority

SSDC Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
England & Wales	EU Directive 2002/91/EC

PROPERTY DESCRIPTION

Entrance Hall

Meter cupboard.

Cloakroom

Window to the front aspect. low level W.C, wash hand basin.

Sitting Room

17'1" × 15'10" (5.23 × 4.85)

Window to the front aspect, stairs to the first floor with storage cupboard under, two radiators, open plan into:

Dining Room/Kitchen

16'6" × 9'10" (5.03 × 3.02)

Window and patio doors to conservatory. Range of kitchen units with built in electric oven and gas hob with extractor over. stainless steel sink drainer unit, space and plumbing for washing machine, fridge.

Conservatory

13'3" × 8'5" (4.06 × 2.57)

Fully glazed, radiator.

First Floor Landing

Window to the side aspect, airing cupboard, loft access.

Bedroom One

12'5" × 8'9" (3.81 × 2.67)

Window to the front aspect, radiator.

Bedroom Two

10'9" × 8'9" (3.28 × 2.67)

Window to the rear aspect, radiator.

Bedroom Three

7'6" × 6'11" (2.31 × 2.11)

Window to the front aspect, radiator.

Bathroom

Window to the rear aspect, panelled bath, low level W.C, pedestal wash hand basin, heated towel rail.

Garage

16'11" × 8'7" (5.18 × 2.64)

Up and over door, light and power connected, rear door to the garden.

Outside

Driveway parking and gravelled area. Side gate leads to the rear garden which is low maintenance with patio areas and gravelled.

Agents Note

Council Tax Band C. Broadband speed, FTTC. Mains gas, water, drainage and electricity.

Ladymeade, Ilminster, Somerset, TA19 0EA

Approximate Area = 1108 sq ft / 103 sq m (includes garage)
For identification only - Not to scale

GROUND FLOOR

- Conservatory: 13'4" (4.06) x 8'5" (2.57)
- Dining Room / Kitchen: 16'6" (5.03) x 9'11" (3.02)
- Sitting Room: 17'2" (5.23) into bay x 15'11" (4.85) max
- Garage: 17' (5.18) x 8'8" (2.64)

FIRST FLOOR

- Bedroom 1: 12'6" (3.81) max x 8'9" (2.67) max
- Bedroom 2: 10'9" (3.28) max x 8'9" (2.67) min
- Bedroom 3: 7'7" (2.31) x 6'11" (2.11)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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crewkerne@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

