



## I LOWER MEADOW

Ilminster, TA19 9DR

Price Guide £240,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A three bedroom family home situated on the popular lower meadow development. The accommodation in brief comprises entrance hall, cloakroom, sitting room and kitchen. Upstairs three bedrooms, en-suite to the master and a family bathroom. Outside there is an enclosed garden and allocated parking.



## 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

12 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	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

Stairs to first floor with understairs storage, radiator.

## Cloakroom

Window to front, low level w.c., corner wash hand basin.

## Sitting Room

16'10" x 13'2" (5.13m x 4.01m)

Two windows to the front, One window to rear, gas fire, two radiators.

## Kitchen

11'6" x 10' (3.51m x 3.05m)

Window with door to the rear, fitted kitchen with wall and base units, gas hob and oven, with extractor hood over, gas boiler, space and plumbing for washing machine, space for fridge freezer. Wall mounted gas central heating boiler.

## Landing

Airing cupboard, loft access, window to the front.

## Master Bedroom

13' x 10'4" (3.96m x 3.15m)

Two windows to the front, two radiators, fitted wardrobe.

## En-Suite

7' x 5'11" (2.13m x 1.80m)

Shower cubicle, low level w.c., wash hand basin, radiator, extractor.

## Bedroom Two

10'5" x 7'7" (3.18m x 2.31m)

window to the rear, radiator.

## Bedroom Three

8'2" x 7'1" (2.49m x 2.16m)

Window to the rear, radiator.

## Bathroom

Window to the front, bath, low level W.C, pedestal wash hand basin, radiator, extractor fan,

## Garden

Enclosed rear garden with timber shed and gate leading to one allocated parking space.

## Agents Note

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



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

**01460 74200**

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Plan produced using PlanUp.

### 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.
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