



1 HENLEY GARDENS WINTERHAY LANE

Ilminster, TA19 9BB

Asking Price £250,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well presented three bedroom semi detached house nicely tucked away and backing onto farmland situated on the fringes of the town. The accommodation in brief comprises entrance hall, cloakroom, kitchen/dining room, sitting room, three bedrooms and a bathroom. The garden is enclosed and there are two allocated parking spaces.

## 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

Council Tax Band: C  
Tenure: Freehold  
EPC Rating: C



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

# PROPERTY DESCRIPTION

## Entrance Hall

17'3" × 6'9" (5.26 × 2.06)

Front door, stairs to the first floor with storage cupboard under, fitted carpet.

## Cloakroom

5'1" × 3'1" (1.55 × 0.94)

Low level W.C, wall mounted wash hand basin, extractor fan.

## Sitting Room

18'2" × 15'5" (5.54 × 4.70)

Window and patio doors to the rear garden, radiator, fitted carpet.

## Kitchen/Dining Room

13'9" × 7'9" (4.19 × 2.36)

Windows to the front and side aspects, fitted kitchen with built in oven and hob, space and plumbing for dishwasher, washing machine and fridge/freezer, radiator.

## First Floor Landing

9'4" × 6'0" (2.84 × 1.83)

Loft access.

## Bedroom One

12'4" × 8'4" (3.76 × 2.54)

Window to the rear aspect with views over the adjoining field, radiator, fitted carpet.

## Bedroom Two

11'4" × 7'8" (3.45 × 2.34)

Window to the front aspect, radiator, fitted carpet.

## Bedroom Three

7'7" × 7'2" (2.31 × 2.18)

Window to the front aspect, over stairs cupboard, radiator, fitted carpet.

## Bathroom

6'6" × 6'2" (1.98 × 1.88)

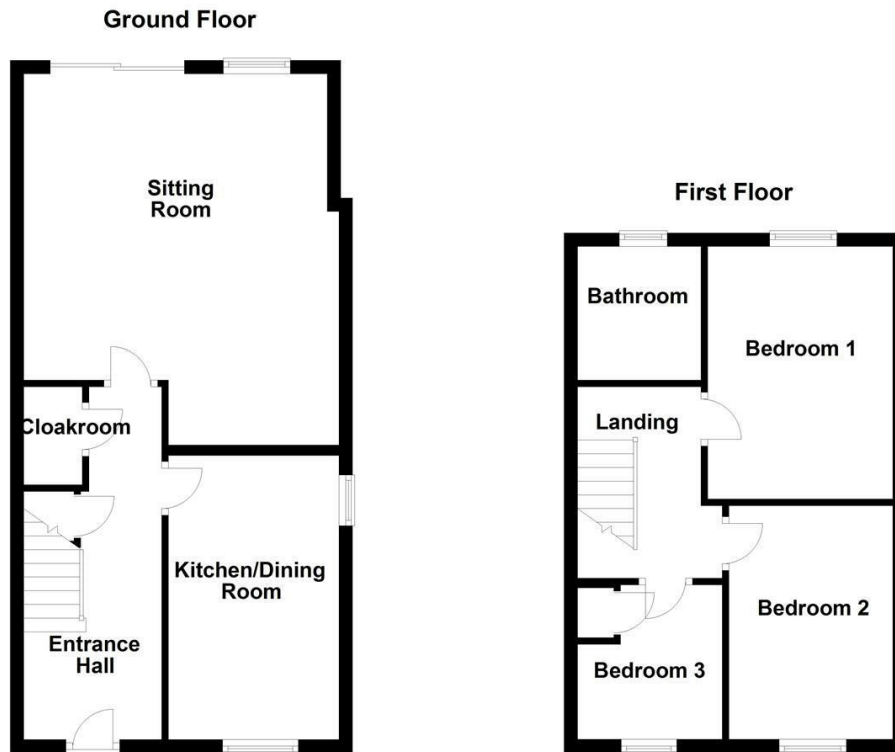
Window to the rear aspect, suite comprising paneled bath with shower mixer tap, low level W.C, pedestal wash hand basin, light/shaver point, radiator.

## Outside

The property is set back in this small development backing onto farmland with two allocated parking spaces just to the front of the property and a further two shared visitor spaces also. There is side access to the rear garden which is level and mainly laid to lawn with patio area and path to the shed.

## Agents Note

There is a £25 a month maintenance fee for the maintenance of the sewage pump and carpark.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

**01460 74200**

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## 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)

