



## 2 LISTERS HILL

Ilminster, TA19 0EL

Price Guide £265,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A beautifully presented three bedroom home situated within a short walk of the Town Centre and amenities. The accommodation in brief comprises entrance hall, sitting room, dining room, kitchen, utility room and cloakroom. On the first floor two bedrooms and a bathroom and on the second floor a further bedroom. Outside the garden is enclosed, mainly laid to shingle and patio for ease of maintenance. No onward chain.

## 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

Somerset Council Council Tax Band: B  
 Tenure: Freehold  
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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	

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## Entrance Hall

Radiator and stairs rising to the first floor.

## Sitting Room

11'5 × 11'3 (3.48m × 3.43m)

With a bay window to the front aspect, feature fireplace, picture rail, wall lights and a radiator. Open into:

## Dining Room

11'10 × 11'5 (3.61m × 3.48m)

With a sash window to the rear aspect, picture rail, under stairs storage cupboard and a radiator.

## Kitchen

12'3 × 7'9 (3.73m × 2.36m)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drain, range style cooker with gas hob and electric oven and a cooker hood over. Space for dishwasher, radiator and modern splashbacks.

## Utility Room

12'9 × 6'1 (3.89m × 1.85m)

With a window and door to the rear aspect, Space for washing machine, fridge/freezer and tumble dryer.

## Cloakroom

Low level WC and a wall mounted gas central heating boiler.

## Landing

With a window to the front aspect, storage cupboard and stairs rising to the second floor.

## Bedroom Two

11'6 × 9'3 (3.51m × 2.82m)

With a window to the rear aspect and a radiator.

## Bedroom Three

11'4 × 9 (3.45m × 2.74m)

With a window to the front aspect and a radiator.

## Bathroom

12'2 × 7'10 (3.71m × 2.39m)

With a window to the rear aspect, suite comprising panelled bath, shower cubicle, low level WC, wash hand basin, heated towel rail, radiator and tiling to all splash prone areas.

## Bedroom One/Loft Room

14'8 × 14'15 (4.47m × 4.27m)

Lovely open space, loft conversion bedroom with Velux windows to the front and rear with eave storage.

## Outside

To the rear the garden is tiered and offers plenty of seating areas, mainly laid to patio and shingle for ease of maintenance.

## Office

9'10" × 9'10" (3 × 3)

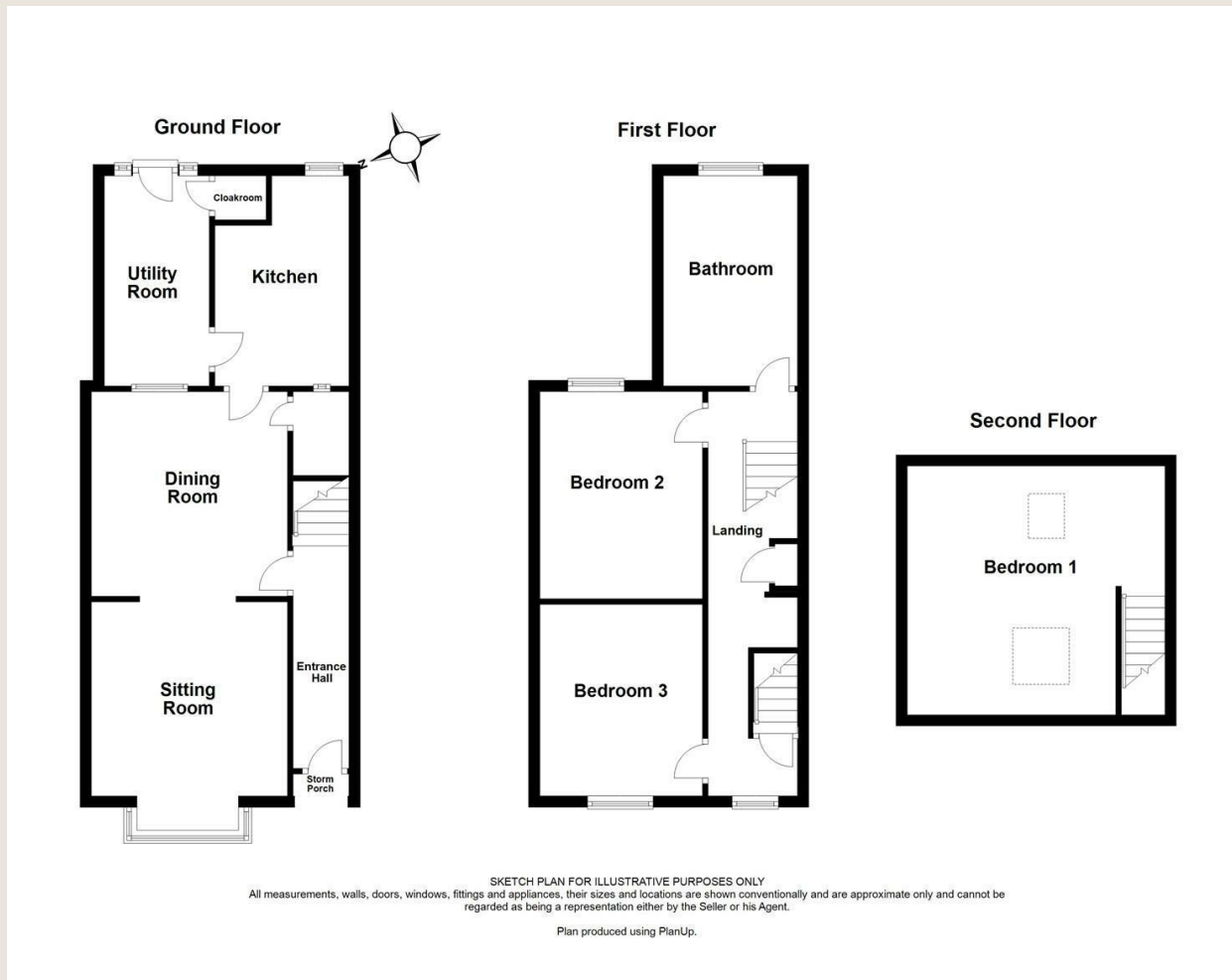
Light and power.

## Shed

12 × 10 (3.66m × 3.05m)

## Agents Note

Mains water, drainage, gas and electricity. Council Tax Band - B. Broadband speed - FTTP. The gas central heating boiler was installed in February 2024. There is a pedestrian right of way for neighbouring properties.



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

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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)

