



**FOR SALE**

Broadway, Ilminster, TA19 9RJ

£500,000



Full video walk - through



**ORCHARDS**  
ESTATES

Nestled in approximately a third of an acre plot, this attractive three bedroom detached cottage comes with outbuildings, sweeping driveway, garage and plenty of space for the garden or smallholding enthusiast. The accommodation comprises attractive thatched porch which leads into a spacious living room with dual aspect windows and log burner. There is a separate dining room which leads through to a light and airy kitchen. Upstairs are three double bedrooms and the family bathroom. An early viewing comes highly recommended to fully appreciate all that is on offer in this great location.

£500,000



## LOCATION

Broadway is a popular village set on the outskirts of the historic and picturesque town of Ilminster at the foot of the Blackdown Hills. Local amenities include a Parish Church, Primary School, Public House with a post office in the nearby village of Horton. Ilminster is approx. 3 miles, Taunton 10 and the South Coast 20 miles. Taunton is easily accessible via the A358 and has extensive shopping, educational, sporting and cultural facilities along with access to the M5 motorway at Junction 25 and a mainline Intercity rail link from Taunton Railway Station.

### Entrance Porch

Door to front, front and side aspect windows, laid to carpet and door into living room.

### Living Room - 21' 0" x 12' 0" (6.390m x 3.661m)

Front aspect double glazed window, rear aspect single glazed window, feature fireplace with log burner, stairs to first floor with under stairs study area, laid to carpet and two radiators.

### Dining Room - 11' 7" x 10' 1" (3.527m x 3.076m)

Front aspect double glazed window with flying mullion, feature fire, storage cupboard, laid to carpet, wall lights and radiator.

### Kitchen - 12' 2" x 7' 9" (3.709m x 2.351m)

Front and side aspect double glazed windows, fitted kitchen comprising a range of wall and base units with Corian worktops over and upstands, glass splash back, integrated appliances to include induction hob with extractor over, two electric ovens, dishwasher and fridge, radiator and door to garden.

### Landing

Laid to carpet, rear aspect double glazed window with window seat, access to loft and doors to:

### Bedroom One - 12' 5" x 12' 5" (3.794m x 3.779m)

Front and side aspect double glazed windows, built in double wardrobe with sliding doors, laid to carpet and radiator.

### Bedroom Two - 10' 2" x 9' 0" (3.106m x 2.748m)

Front aspect double glazed window, built in wardrobe, laid to carpet and radiator.

### Bedroom Three - 12' 3" x 7' 8" (3.740m x 2.340m)

Front aspect double glazed window, access to loft, built in storage cupboard, laid to carpet and radiator.

### Bathroom

Front aspect single glazed window, bath with electric shower over, tiled walls around bath, pedestal wash hand basin, WC, vinyl flooring and radiator.

### Utility Room (previous outdoor toilet)

Oil boiler, plumbing and waste.

### Garage - 17' 2" x 8' 0" (5.233m x 2.442m)

Double doors to front, power, lighting and plumbing for washing machine.

### Garden Room/Office - 11' 1" x 9' 10" (3.378m x 3.004m)

Front and side aspect single glazed windows, power, lighting and door to rear.

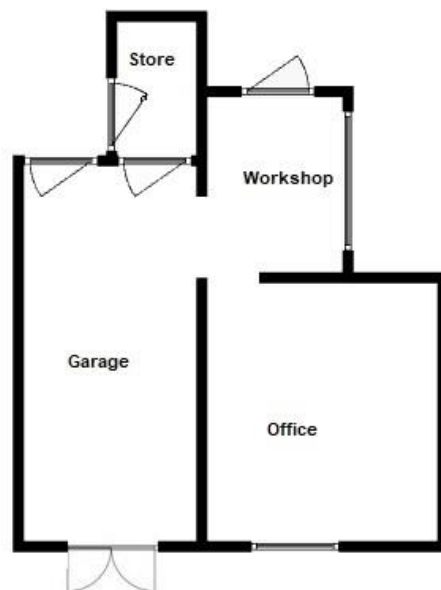
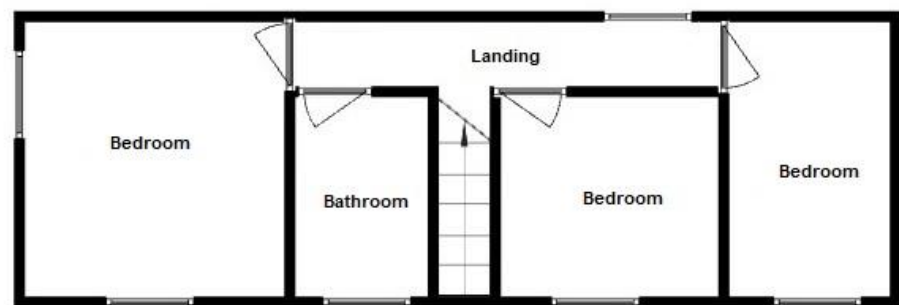
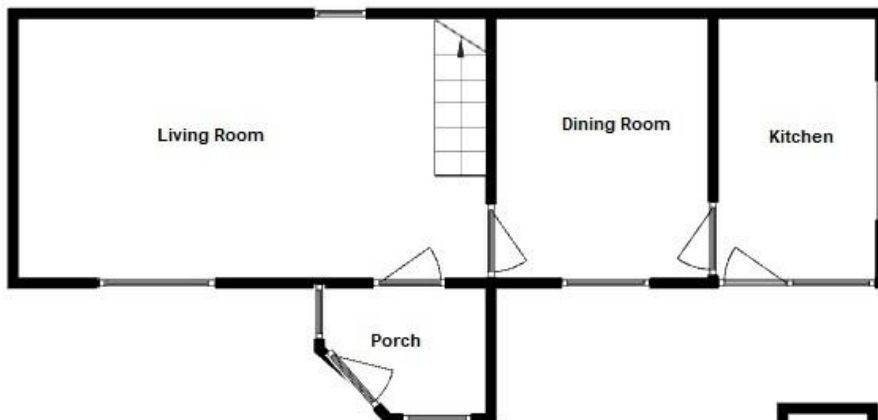
### Driveway

Sweeping driveway accessed via gate providing off road parking for several vehicles.

### Garden

Beautiful wrap around garden laid mainly to lawn with an array of trees and shrubs, patio seating area, vegetable patches and garden shed.





This floor plan is only for illustrative purposes. Measurements and items are approximate, no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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#### Directions

From the Southfields roundabout take the exit onto A358 towards Chard and take the 2nd right. Proceed along this road and turn right into Suggs Lane. The property can be found on the right hand side just after the small bridge.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		



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