



To Let

Ilminster, TA19 9BJ

Monthly Rental Of £925



ORCHARDS
ESTATES

Tucked away within an exclusive development located close to the amenities of Ilminster, is this unique mews house with the added benefit of a garage and communal off road parking. The versatile accommodation, which is arranged over two floors, comprises generous open plan kitchen/dining/living room, additional reception room/bedroom and useful cloakroom/utility. Upstairs are two spacious bedrooms and a bathroom. Outside is a pretty walled courtyard with your own designated seating area.

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LOCATION

Ilminster is a medieval market town, the town centre of which is dominated by the ancient Minster Church. The town developed further during the Georgian period with many of the properties being constructed in local yellow ham stone. The surrounding land is lightly wooded and is designated a special landscape area. Ilminster currently offers a full range of shopping – two supermarkets and a good range of independent shops – together with other amenities. There is a first school and a middle school as well as churches of various denominations. Ilminster has convenient road access both to the M5 at Junction 25 to the North and to the A303 on the outskirts of the town, providing a route to London / Home Counties or to the West Country. There are mainline railway stations at Taunton, Yeovil and Crewkerne. Bath, Bristol and Exeter all offer excellent cultural and shopping facilities and are within relatively easy travelling distance. The world heritage designated Jurassic coastline lies to the south along the Dorset coast – a short drive away.

Kitchen/Dining/Living Room - 18' 8" x 17' 2" (5.687m x 5.230m)

One front aspect and two rear aspect single glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, tiled splash backs, single bowl sink, cooker with extractor over, vinyl flooring and space for under counter fridge.

Inner Hall

Laid to carpet, stairs to first floor and door to further hall.

Hall

Laid to carpet with door to cloakroom/utility and door to bedroom/living room.

Living Room/Bedroom Three - 12' 9" x 10' 10" (3.890m x 3.297m)

Side aspect single glazed window, laid to carpet, storage alcove and radiator.

Cloakroom/Utility Room

Wash hand basin with vanity unit, WC, plumbing for washing machine, gas boiler, vinyl flooring and radiator.

Stairs and Landing

Laid to carpet and half landing with door to rear.

Bedroom One - 15' 7" x 13' 0" (4.760m x 3.952m)

Side aspect single glazed window, laid to carpet, access to loft, wash hand basin with vanity unit and radiator.

Bedroom Two - 17' 7" x 8' 8" (5.358m x 2.653m)

Front and rear aspect single glazed windows, access to loft, laid to carpet and radiator.



Bathroom

Rear aspect Velux type window, bath with shower over, pedestal wash hand basin, WC, laid to carpet and partially tiled walls.

Garage

Located in a block close by.

Parking

There is an off road parking area which is on a first come first serve basis and is for residents and their visitors only.

Directions

From the A303 junction, take the exit signposted towards Ilminster. Proceed along Station Road and at the roundabout take the second exit to continue along Station Road. Follow this road and then take the left turn into Speke Close. Speke Court will be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.



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