



Tenure: Leasehold with the remainder of the 999 year lease offered for sale, having commenced in 1995.

Council Tax: Band A

Charges

Service Charge of £60.00 per month to include; Water Charges, Buildings Insurance, Maintenance and Upkeep of the Communal Areas.

Energy Performance Rating: Band TBA

Services: Mains Gas, Electric, Water and Drainage.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 53315 or at 10 Silver Street, Ilminster, Somerset TA19 0DJ.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale



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Victoria Court, Silver Street, Ilminster,
Somerset TA19 0DD

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Somerset
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- **First Floor Retirement Flat**
- **Town Centre Location**
- **Double Bedroom**
- **En-Suite Bathroom**
- **Sitting Room**
- **Fitted Kitchen**
- **Gas Fired Heating via a Combination Boiler**
- **Attractive Communal Gardens**



Entrance

Approached via external stone steps rising to the Timber part glazed front door and opening to:

Sitting Room: 14' 1" x 13' 1" (4.30m x 4.00m)

Two timber framed glazed windows overlooking the communal courtyard garden. TV and telephone points, double panel radiator, built in storage cupboard and a smoke detector

Kitchen: 11' 6" x 7' 7" (3.50m x 2.30m)

Fitted with a range of wood fronted wall and base units, worktop over and all complemented by tiled splash-backs. Inset stainless steel bowl and drainer with taps over. Space for an electric cooker with extractor hood over. Space and plumbing for a washing machine and space for an upright fridge/freezer. Timber framed window to the side aspect. Wall mounted 'Remeha' gas fired combination boiler.

Bedroom: 13' 1" x 9' 6" (4.00m x 2.90m)

Single glazed window to the side aspect, double panel radiator and a telephone point. Wall mounted cupboard housing the electric fuse box. Smoke alarm.

En-Suite Bathroom: 6' 3" x 5' 7" (1.90m x 1.70m)

Fitted with a white three piece suite comprising; panel bath with a mixer tap and shower attachment over. Pedestal wash hand basin with taps over. Low level WC. Part tiled walls, single panel radiator, shaver/light point and an extractor. Timber framed glazed window to the side aspect.

Outside

The property benefits from a well maintained courtyard style communal garden with raised beds filled with an excellent variety of mature shrubs, plants and flowers.



NO ONWARD CHAIN. A 1 double bedroom retirement flat for the over 60's, all set within the attractive Victoria Court development and conveniently located in the Ilminster town centre. The property comprises; sitting room, fitted kitchen and an en-suite bathroom. Further benefits from gas fired heating via a combination boiler and attractive communal courtyard gardens to the rear.