



An excellent opportunity for a first time buyer or as an investment opportunity!

A modern end of terrace, one double bedroom house situated at the head of a cul de sac within the sought after location of Blackbrook, close to local amenities and Hankridge Farm retail Park. The property has a generous sized lounge with a dining area and an open plan modern kitchen. To the first floor there is a large double bedroom and 3 piece bathroom suite.

Outside there is an established and mature front garden whilst the back garden has a gorgeous, recently laid large patio area with a shed to the far end.

The house has 2 allocated parking spaces and an early viewing is considered essential to avoid missing out.

Key Features

- A generous end of terrace modern house
- Well presented accommodation
- Situated at the end of a cul de sac and close to Hankridge Farm Retail
- Living room with stairs leading to the first floor and dining area with doors to rear garden
- Modern kitchen
- Large bedroom and bath/shower room
- Double glazing and electric heating
- Lovely rear garden with recently laid patio and side access
- 2 off road parking spaces
- An ideal first time buyers house or investment opportunity





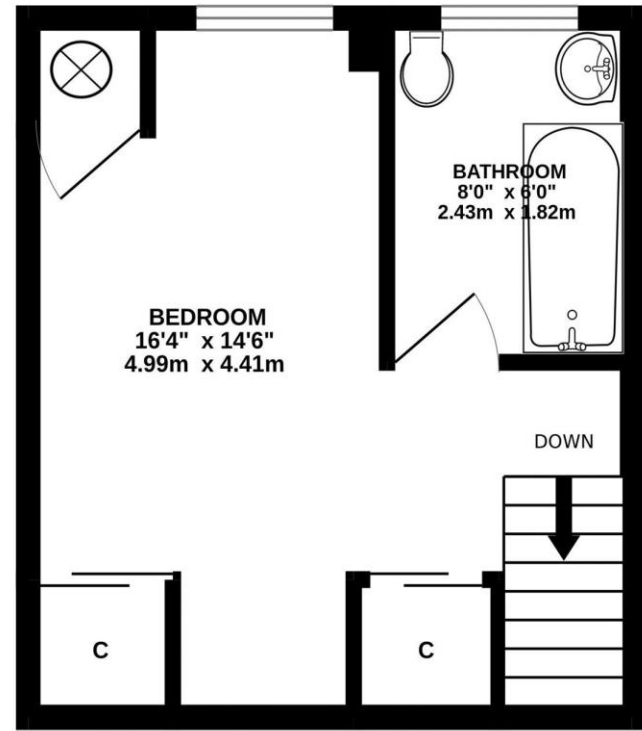
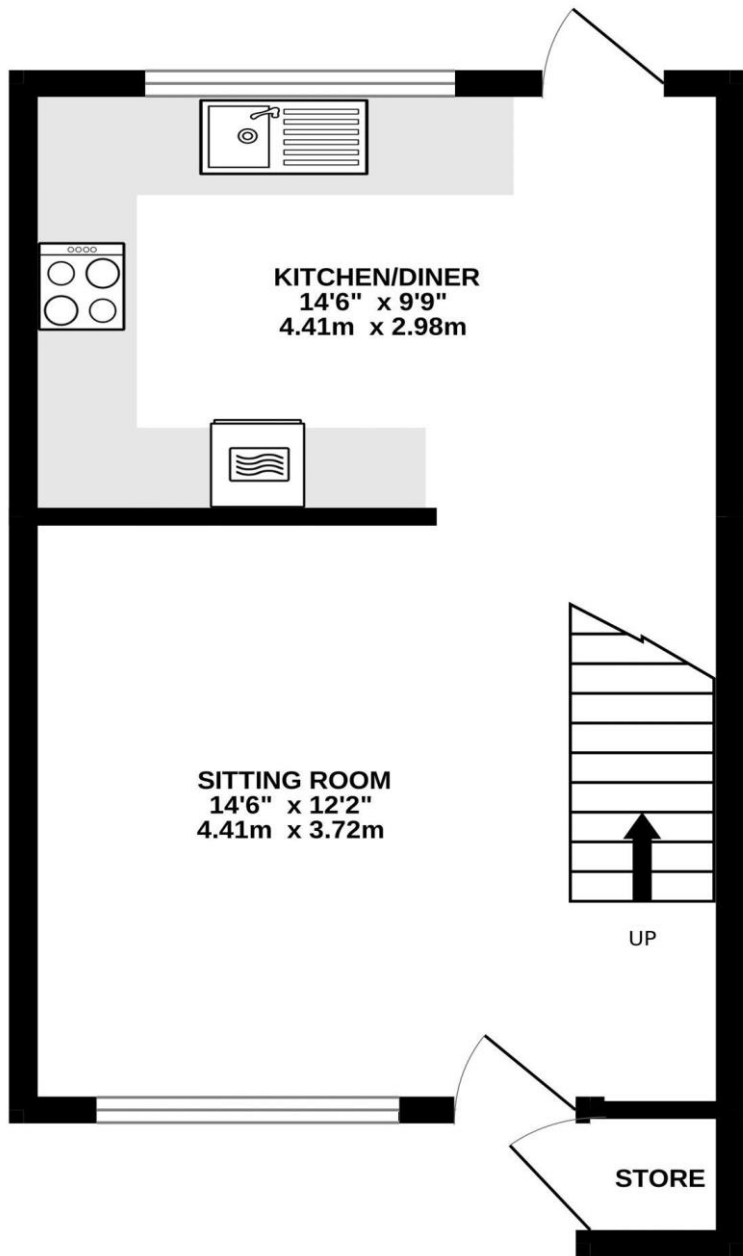
Directions: From the town centre proceed along Toneway and turn right at the Creech Castle lights onto Bridgwater Road. At the next lights turn left into Ilminster Road and then take the first left off the roundabout into Allington Close. Take the 3rd right hand turning and the property will be found at the end of the cul de sac and identified by our for sale board.

Tenure: Freehold

Tax band: A

Services: Mains electricity, water and drainage. Electric heating.





Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+)	A	88
(81-91)	B	
(69-80)	C	50
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



DISCLAIMER: These particulars are not to form part of a sale contract owing to the possibility of errors/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels, and other items not mentioned are specifically excluded unless otherwise agreed within the Sale of contract Documentation or left in situ upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters which may affect the legal title. The agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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