



5 Hill View Close, Ilton, Ilminster, Somerset, TA19 9TB

£375,000

- 4/5 Bedroom Detached Family Home
- Substantial Versatile Accommodation
- Fitted Kitchen, Separate Breakfast Room & Separate Utility Room
- Ample Off Street Parking for several cars and Garage
- Master with En Suite, Family Bathroom and Downstairs Shower Room
- 4 Reception Rooms
- Quiet Cul-de-sac in Village Location
- No Onward Chain



PROPERTY DESCRIPTION

Newton King are delighted to offer to the market this substantial 4/5 bedroom detached family home with ample parking to the front, integral garage, rear garden, flexible accommodation, situated in a small cul-de-sac in a central location in the village of Ilton. The property comes to the market for the first time in 30 years and with no onward chain.

In brief, the property comprises: entrance hall, downstairs study/bedroom, shower room, kitchen/dining room, breakfast room, utility, garage, sitting room, conservatory, and further dining room, with four bedrooms (one en-suite) and a family bathroom to the first floor. The property is approached by a driveway giving access to off-road parking for a number of cars, as well as the integral garage. The fully enclosed rear garden is laid to patio, lawn and gravel with well established shrubs and trees.

This versatile home offers the scope to create a larger kitchen/diner by integrating the current kitchen/diner with the Breakfast Room.

The additional ground floor Reception Room could be used as a Snug, Playroom or Study, or a bedroom for multi-generational living given its close proximity to the downstairs shower room.

All the bedrooms are of generous proportions, with en-suite to Master bedroom. Bedrooms 1 and 2 benefit from built in mirrored wardrobes.

The village of Ilton has a pre-school and primary school, recreation area with fenced MUGA and outdoor gymnasium, village pub, cricket pitch & social club, village hall, livery & riding stables and a thriving community.

Ilminster, located just a few minutes' drive from Ilton, offers day to day amenities including a range of independent shops and supermarkets, primary school, dentists and doctors' surgeries. It is well placed for road links via the A358, the A303, the M5 and A30.

The county town of Taunton (approx. 8 miles away) provides a comprehensive range of schools, shopping and recreational facilities, and main line Railway Station.

Nearby Crewkerne and Yeovil offer main line Railway Stations (Waterloo line).

Council Tax Band E, EPC Rating D

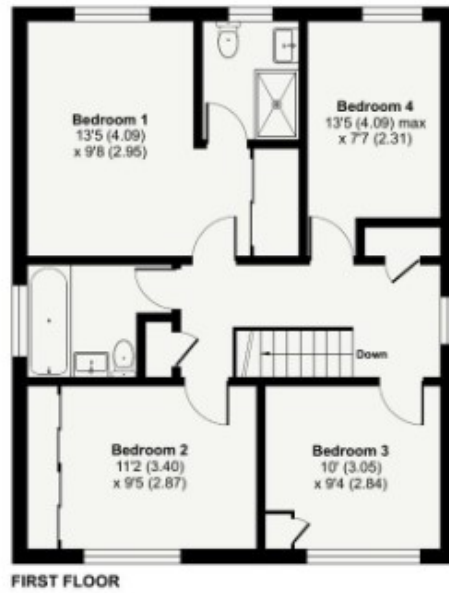
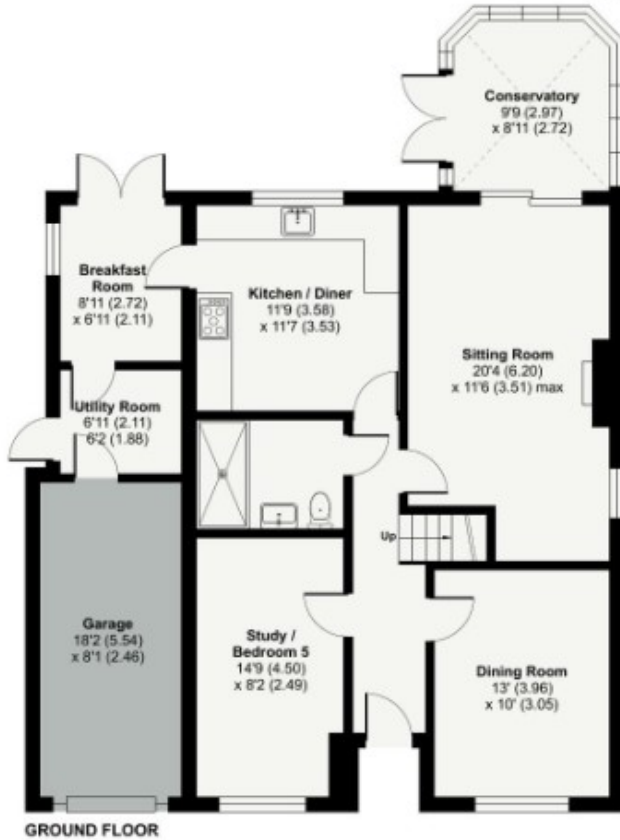
Please contact Newton King to arrange an accompanied viewing between 9am and 6pm





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Approximate Area = 1704 sq ft / 158.3 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 1850 sq ft / 171.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	