

Lower Meadow,ILMINSTER TA19 9DP

fox & sons

welcome to

Lower Meadow,ILMINSTER

An exceptional four-bedroom detached family home, beautifully presented throughout and offering spacious, versatile accommodation.













Entrance Hall
A welcoming central entrance hall providing access to the principal reception rooms, staircase rising to the first floor and useful storage.

Cloakroom
Fitted with a WC and wash hand basin, conveniently positioned for guests.

Sitting Room
A spacious and comfortable reception room with dual-aspect windows allowing natural light to flood the room. Featuring a living flame gas fire as a focal point, creating a cosy environment for relaxing and entertaining.

Dining Room
A well-proportioned formal dining room, ideal for family gatherings and dinner parties, conveniently positioned adjacent to the kitchen for ease of entertaining.

Study
A dedicated home office providing an ideal space for remote working, studying or reading, benefiting from fitted cupboards and useful built-in storage.

Kitchen/Breakfast Room
The heart of the home, recently refurbished to an exceptional specification. Comprehensively fitted with contemporary units, integrated appliances including a full-height fridge and freezer, dishwasher and pull-out storage solutions. Features a dedicated wine fridge with a custom-built fitted wine rack above, providing both practical storage and an elegant focal point. Further benefits include underfloor heating, a Quooker tap with Cube system providing boiling, chilled and sparkling water, and ample space for family dining.

Utility Room
A useful additional workspace and laundry area with external access, space for appliances, and the added benefit of a water softener system.

First Floor Landing
A spacious first-floor landing providing access to four bedrooms, the family bathroom and a useful airing cupboard. The landing also benefits from access to the loft space, which is partially boarded and fitted with a loft ladder and lighting, offering excellent additional storage.

Principal Bedroom
A generous principal bedroom enjoying a peaceful outlook and benefiting from fitted wardrobes with an integrated dressing table, an adjoining dressing room, and a private en-suite shower room with underfloor heating.

Dressing Room
A valuable and well-appointed dressing area with fitted wardrobes.

En-Suite Shower Room
Modern suite comprising shower enclosure, WC and wash hand basin.

Bedroom Two
A spacious double bedroom with built-in storage, fitted wardrobes and its own en-suite shower room.

En-Suite Shower Room
Stylishly fitted with shower enclosure, WC and wash hand basin.

Bedroom Three
A versatile bedroom suitable as a guest room, child's bedroom or hobby room with fitted wardrobes.

Bedroom Four
A well-proportioned fourth bedroom with fitted wardrobes, ideal for family living or home working if required.

Family Bathroom
Beautifully appointed and serving bedrooms three and four, featuring a modern suite and underfloor heating.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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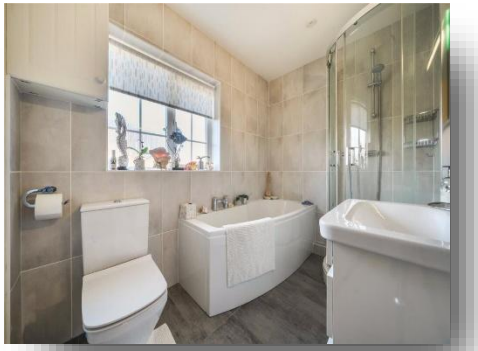
- Detached family home
- Four bedrooms
- Principal suite with dressing room & en-suite
- Bedroom two with en-suite
- Detached double garage with power and lighting

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£540,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106948

The Property Ombudsman

Property Ref:
CRK106948 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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