



**Meadowsmeet, Sea, Ilminster, TA19**

**Guide Price: £627,000**

*Freehold*

# Meadowsmeet, Sea, Ilminster, TA19

Meadowsmeet is located in the small rural hamlet of Sea, tucked away in a quiet corner of this highly exclusive development of 5 properties built in 2019 of traditional construction. Attached on one corner to the neighbouring property and offering far reaching, uninterrupted countryside views to the rear affording complete privacy to the back of the house, this three bedroom spacious and energy efficient property features oak internal doors, oak flooring with Gas fired underfloor heating to the ground floor and radiators to the first floor, superb quality double glazing throughout, fully fitted kitchen and utility with quartz worktops and quality appliances. The property remains under a full insurance backed guarantee. The double garage benefits from two electric roller doors.

## Accommodation:

Covered Porch and front door opening to:

Entrance Hallway 21'4 x 9'8 (max) with Oak floor, large cloaks cupboard housing the underfloor heating controls and hanging rail, double Oak doors.

Cloaks/WC with low level WC, obscure window, pedestal wash hand basin, tiled floor

Open plan Kitchen/Dining Room 25' x 12'11 (max) with a range of modern wall, drawer and base units with quartz worktop over and breakfast bar. Belfast style ceramic sink. Integrated dishwasher and fridge freezer, two electric ovens with a 5-ring Gas hob over and large stainless steel filter/extractor hood. Windows in kitchen area to front and side. Tiled floor, Bi-fold doors from Dining Area onto patio and offering far reaching views.

Sitting Room 20'5 x 14'7 with Oak flooring, stand alone modern woodburning stove, bi-fold doors opening onto the rear patio enjoying stunning countryside views, small window to the front.

Utility Room 9'7 x 9'2 with tiled floor, range of wall and base units, inset stainless steel sink, dual aspect windows to rear and side, plumbing for washing machine and space for tumble drier (currently occupied by a water softener. Door to garden

Stairs from Entrance Hallway lead to:

First floor Landing opening onto a spacious Study area with full height windows. Note, this area could easily be made into a fourth bedroom should that be required.

Large Airing Cupboard with pressurised hot water system and shelving

Master Bedroom 17'7 (max) by 13'11 with two double wardrobes with Oak doors, windows and French doors opening onto a glass Juliet Balcony. Door to:

Ensuite with vinyl flooring, heated towel rail, shower cubicle, low level WC, pedestal wash hand basin

Bedroom Two 13'9 x 12'11 with window to the front aspect

Bedroom Three 11'1 x 11'1 (to wardrobe face) with a full wall of bespoke fitted wardrobes, window overlooking the rear aspect

Bathroom with vinyl flooring, large shower cubicle, panelled bath with shower attachment, low level WC, pedestal wash hand basin, mirrored wall cabinet with LED motion lights and internal shaving point, heated towel rail.

Outside the property is approached from the main road through the frontage to Lower Sea Farm which leads to the exclusive development.

A double Garage 20'2 x 19'6 with electric roller doors, power and light along with a mezzanine storage area and marked parking spaces outside each garage door, can be found a few meters from the property front door. The rear Garden can be reached via a side gate and passageway opening up to the first of two patio areas and a large lawn area with raised beds and ranch style fencing beyond which are open fields to both rear and side.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>86</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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