



**ENGLISH
HOMES**



Hill View Close, Ilton, Ilminster, TA19

Guide Price: £350,000

Freehold

Hill View Close, Ilton, Ilminster, TA19

A beautifully presented modern detached three-bedroom family home with parking, garage and lovely South facing rear garden.

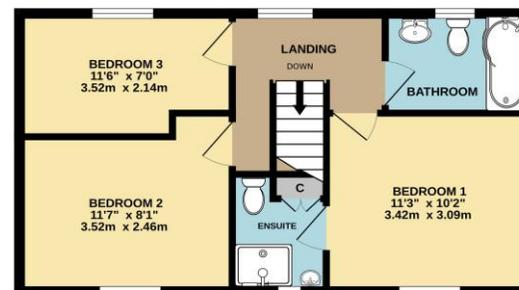
2 Hill View Close is a highly spacious detached modern family home, set in a quiet cul-de-sac near the centre of the village. The property provides bright an airy accommodation throughout and is well presented.

In summary the accommodation comprises entrance hall, sitting room, cloakroom, dining room, kitchen, utility room, landing, bedroom one with en-suite two further double bedrooms, family bathroom, garage, driveway, private rear garden.

The property benefits from Oil fired central heating and double glazing throughout.

To the front there is a low maintenance garden planted with herbaceous borders, plenty of wall mounted hooks for hanging baskets in the spring/summer. There is a pedestrian gate which takes you to the rear of property where the garden is laid to lawn and patio paved areas. With its south facing aspect the terrace is the perfect spot for alfresco dining and drinks. There is a wooden summer house; an idyllic place to sit and read. A useful outdoor tap can be found here, and access to the garage is via an external door.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	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.

English Homes - South Petherton

34 St James Street
 South Petherton
 Somerset
 TA13 5BW

T: 01460 247800

E: enquiries@english-homes.co.uk

www.english-homessp.co.uk

English Homes Ltd Registered in England and Wales – 06835306
 Registered office: 20 High St. Glastonburv. Somerset BA6 9DU