

3 Rowan Place | Ilchester | BA22 8GX

FREEHOLD

£265,000



## PROPERTY SUMMARY

3  2  1  B 

This well presented semi detached three bedroom house in Ilchester has come to the market. The property boasts a kitchen/diner, living room, downstairs WC, a master bedroom with ensuite and a family bathroom. Outside the property has an enclosed rear garden and off road parking. An early viewing is highly recommended.

### Entrance Hall

Stairs leading to first floor. Radiator. Doors leading to WC, living room. and kitchen/diner.

### Kitchen/Diner

A range of wall, drawer and base units with work surfaces over. Stainless steel sink with drainer and mixer tap over. Integrated electric oven with four ring gas hob and cooker hood over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for upright fridge/freezer. Radiator. Space for a dining table and chairs. UPVC double glazed window to front.

### WC

Low level WC. Pedestal was hand basin with mixer tap over. Tiling to splash. UPVC obscure double glazed window to front.

### Living Room

Radiator. Under stairs storage cupboard. UPVC double glazed French doors leading on to patio. UPVC double glazed window to rear.

### Landing

Doors leading to bedrooms one, two, three and family bathroom.

### Master Bedroom

Radiator. UPVC double glazed window to rear. Door to ensuite.

### Ensuite

Low level WC, pedestal wash hand basin with mixer tap. Double walk in shower. Tiling to splash prone areas. Heated towel rail. Extractor fan. UPVC double glazed obscure window to side.

### Bedroom Two

Radiator. UPVC double glazed window to front.



Semi Detached House

Kitchen/Diner

Living Room

Downstairs WC

Three Bedrooms Including A Master Bedroom  
With Ensuite

Bathroom

Enclosed Rear Garden

Off Road Parking

NHBC Warranty- 7 Years Remaining



## INTERESTED IN THIS PROPERTY

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## Bedroom Three

Radiator. UPVC double glazed window to rear.

## Bathroom

Low level WC, wash hand basin and panelled bath with shower over. Tiling to splash prone areas. Extractor fan. Heated towel rail. UPVC double glazed obscure window to front.

## Rear Garden

Patio and entertaining area. Garden laid to lawn enclosed with wooden fencing. Shed. Side access.

## Front Of Property

A small pathway leading to the front door. Driveway providing off road parking for two vehicles.

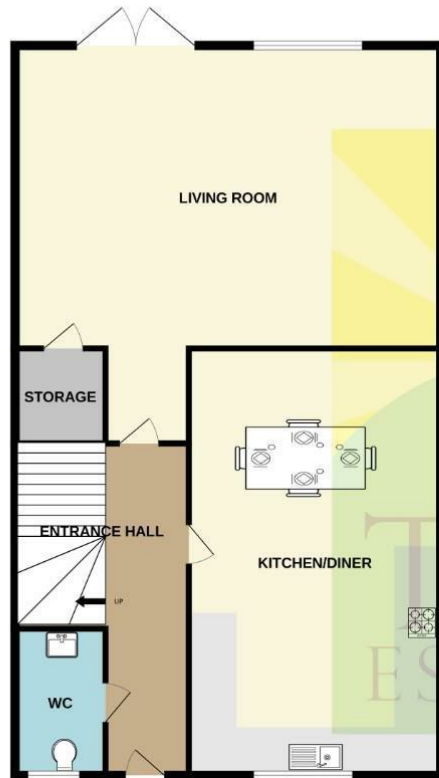
## Purchasers Note

There is a annual management charge of £210.00 for the upkeep of the communal areas.

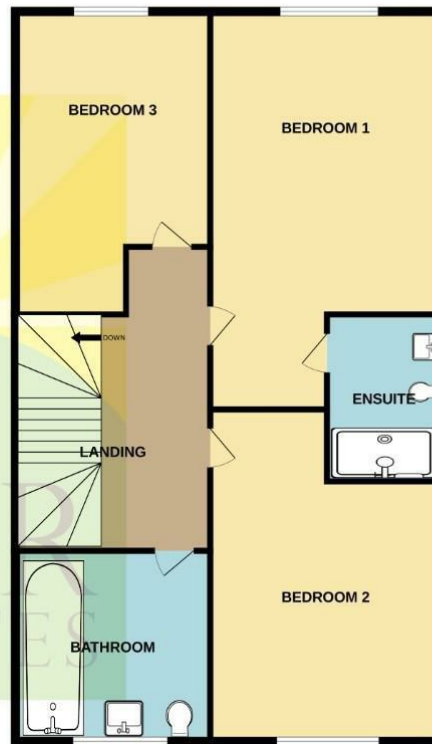
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GROUND FLOOR



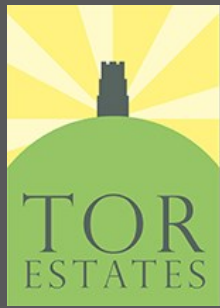
1ST FLOOR



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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 &amp; Wales</b>	EU Directive 2002/91/EC	



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