



Foundry Close, ILMINSTER TA19 9FX

welcome to

Foundry Close, ILMINSTER

No Onward Chain | Shared Ownership Opportunity

A well-presented three-bedroom home in the popular town of Ilminster, offered for sale on a shared ownership basis with no onward chain. Ideal for



Entrance Hall

A welcoming entrance hall providing access to the ground floor accommodation, with stairs rising to the first floor. Double glazed entrance door and radiator.

Cloakroom

Fitted with a low-level WC ,wash hand basin and radiator.

Lounge

A spacious and light-filled reception room with a double glazed French door opening onto the rear garden. Ample space for a range of furnishings and radiator.

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a fitted oven and hob with space for additional appliances. Double glazed window to the front aspect and radiator.

Landing

Providing access to all first-floor rooms and useful loft access.

Bedroom One

A generous principal bedroom with two double glazed windows allowing plenty of natural light. Radiator.

Bedroom Two

A well-proportioned double bedroom with double glazed window and radiator.

Bedroom Three

A versatile third bedroom, ideal as a child's room, guest room or home office. Double glazed window and radiator.

Family Bathroom

Comprising a panel-enclosed bath with shower over, low-level WC and wash hand basin. Obscured double glazed window and radiator.

Outside

To the front of the property are two allocated parking spaces, providing ample off-road parking.

To the rear, the property enjoys an enclosed garden, predominantly laid to lawn with a paved pathway leading through the garden. There is also a garden shed providing useful storage and a rear access gate.

Agents Note

This property is being offered on a shared ownership basis. Interested applicants must meet the eligibility criteria set by the housing association and will be required to complete an application process. Further details regarding the share available, monthly rent, and associated costs are available upon request. Buyers are advised to satisfy themselves regarding eligibility before arranging a viewing.

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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Foundry Close, ILMINSTER

- Shared Ownership
- No Onward Chain
- Three Bedrooms
- Two Parking Spaces
- Enclosed Garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Nov 2021.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRK106848 - 0003

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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