

gth



20 VICTORIA COURT Ilminster, Somerset

gth.net

20 Victoria Court, Ilminster, Somerset, TA19 0DD

Set in the heart of the thriving market town of Ilminster this 2-bedroom apartment offers lovely bright living accommodation, there are beautifully planted communal gardens set around the courtyard.

Guide Price £95,000

Description

20 Victoria Court is a Grade II listed second floor apartment for the over 60s, and has been converted in the grounds of the former George Hotel, originally in 1998. Set in the heart of the town and built from local natural stone, under a slate tiled roof, benefiting from gas fired central heating with radiators.

The conversion consists of cottages and self contained apartments set around a communal courtyard, being convenient for all shops and local amenities. (The George Hotel is reputed to have been the first hotel that Queen Victoria as a child stayed in, with a plaque to commemorate this occasion on the front elevation.)



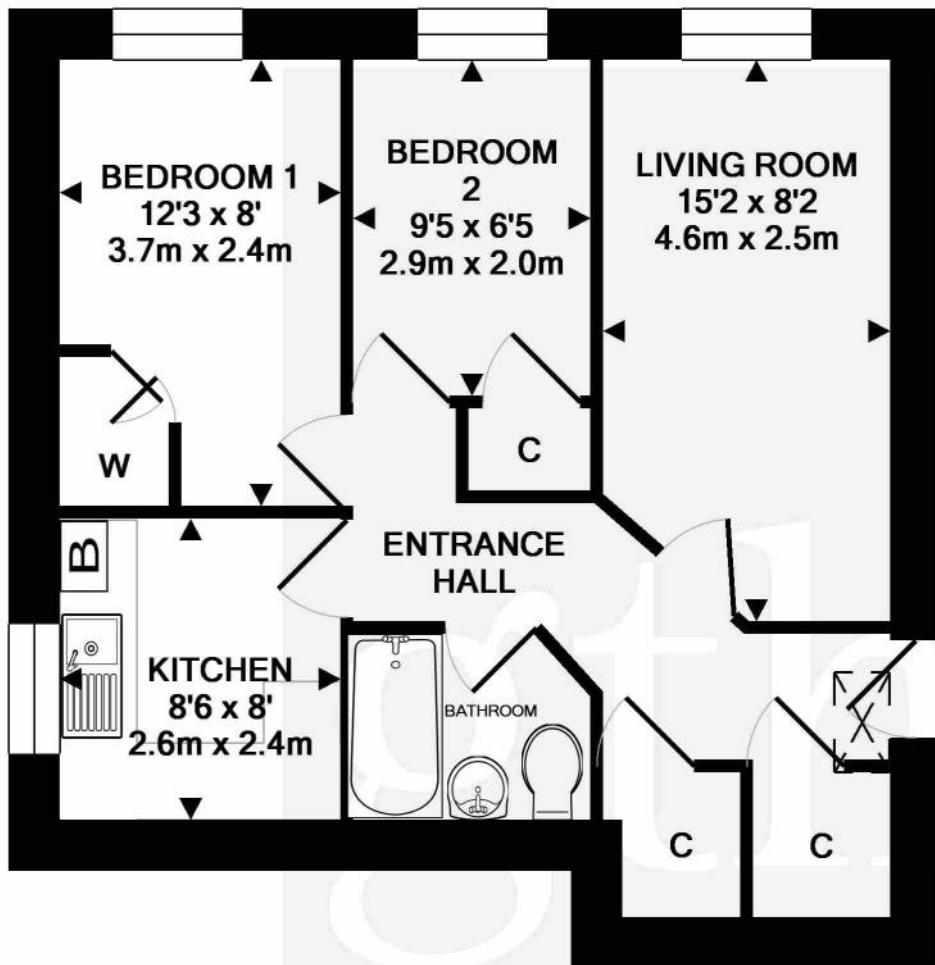
The property offers well planned bright living accommodation with 3 rooms set on the eastern side of the apartment looking down North Street, towards the Market Square, all have window seats and the main bedroom has fitted wardrobes along with a range of book shelves. The kitchen and bathroom are set off the hall, which also has two deep store cupboards.

Victoria Court benefits from a beautifully planted courtyard with benches which residents can use as they wish and enjoy views towards Ilminster 's magnificent Minster.

There is a car park for the use of the residents some spaces are solely for the use of the cottages. The remainder are on a first come first serve basis ,for one vehicle between the remaining properties.

Situation

Ilminster is a medieval former market town, situated about 12 miles south east of the county town of Taunton. Surrounded by undulating open countryside designated a Special Landscape area, the majority of the town falls within a Conservation Area with many character properties built of the local mellow Hamstone. The ancient Minster dominates the centre of the town. Ilminster offers a full range of amenities including doctors, dentist, shopping facilities and weekly market. The town also benefits from an arts centre and theatre.



VICTORIA COURT ILMINSTER
TOTAL APPROX. FLOOR AREA 489 SQ.FT. (45.4 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2019

Outside

Victoria Court has two entrances. A gated pedestrian wrought iron gate off North Street and vehicular access off Silver Street set just after 'The Kitchen' a popular café within the town.

The car park is to the left then the communal garden is to the right with block paving, curved raised planters which are beautifully stocked and well looked after. There are benches within the courtyard.

The Property has no private garden.

Services

All mains connected.

Outgoings

South Somerset District Council—Tax Band A

Service charge to be confirmed. This covers insurance, water rates, exterior maintenance and communal gardens. No ground rent is currently payable. 999 year lease first granted September 1999.

Directions

From the Market Square turn right Silver Street, turn right immediately after the Kitchen café into Victoria Court..

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

gth

Greenslade
Taylor Hunt



Viewing

Strictly by appointment with the agents
Greenslade Taylor Hunt.

15 East Street,

Ilminster, Somerset, TA19 0AJ

Email: residential.ilminster@gth.net

Tel: 01460 57222 | Ref: ILM20236



gth.net