



**FOR SALE**

2 Speke Court, Speke Close, Ilminster, TA19 9BJ

£235,000



**ORCHARDS**  
ESTATES



Great opportunity to own a character Coach House within the market town of Ilminster.

Set back from the main road and offering a small, friendly community of 6 owners, this is a great offering and would ideally suit someone who wants to be closer to the centre of town (whilst remaining somewhat away from the hustle and bustle) or a 'lock-up-and-leave' option.

For viewings, just give us a call, we have a well staffed office of experienced, full-time staff who will accompany you on your viewing and answer any questions you have about the property whilst you are visiting.



£235,000





## LOCATION

Ilminster is a medieval market town, the town centre of which is dominated by the ancient Minster Church. The town developed further during the Georgian period with many of the properties being constructed in local yellow ham stone. The surrounding land is lightly wooded and is designated a special landscape area. Ilminster currently offers a full range of shopping – two supermarkets and a good range of independent shops – together with other amenities. There is a first school and a middle school as well as churches of various denominations. Ilminster has convenient road access both to the M5 at Junction 25 to the North and to the A303 on the outskirts of the town, providing a route to London / Home Counties or to the West Country. There are mainline railway stations at Taunton, Yeovil and Crewkerne. Bath, Bristol and Exeter all offer excellent cultural and shopping facilities and are within relatively easy travelling distance. The world heritage designated Jurassic coastline lies to the south along the Dorset coast – a short drive away.

## Approach

Speke Court is set off Station Road on a no-through road and is only a short walk to the centre of this beautiful market town. The front entrance is grand with Georgian cut hamstone walls and entry posts opening to the central front courtyard. This particular property is on the left hand side and 2nd walkway with front private bistro area and entrance door.

## Ground Floor

Entrance is to the spacious and main room which offers open-plan living and features high set rear

windows, large front window and extra high ceilings with kitchen area to one corner. A door then provides access to the stairwell which comes with plenty of space and storage then another door to an antechamber which stages access to the downstairs WC with space for utility (including noisier white goods). Finally on this this floor is either a downstairs bedroom or this could be a separate sitting room with high set window and storage cupboard to the rear.

## Stairs and landing

The stairs are split level with a secondary entrance door opening to the rear of the building and providing an alternative access point. At the top of the stairs is a spacious landing with lots of storage to the rear and gorgeous exposed hamstone walls. Principal Bedroom: This is a nicely set out room with feature beams and even comes with a handy vanity unit with wash hand basin. Bedroom Suite: An initial antechamber which would work well as a dressing area comes with an extra large storage cupboard (ideal for linen). This opens further on to a double bedroom and also the main bathroom.

## External Space

The main courtyard garden is for all 6 residents and you have a smaller area outside your own home which is to provide you with privacy and of course the most important aspect, somewhere to enjoy your evening G&T (or first coffee of the morning).

## Parking & Garage

Communal Parking is available, this is on a first come, first served basis.

A private garage is included with the property, this is the 5 in the row across from the main entrance gate.



## Material Information

- EPC Rating: C
- Council Tax Band: B
- The property is situated within the Conservation area of Ilminster
- There are no tree-preservation orders on or bordering the property
- The property is NOT Listed

## Building Control and Planning History

- 2014:
- Renewal of roof covering and installation of 4 new windows
- 2015: Installed a replacement consumer unit
- 2018: Installed a gas-fired boiler
- Flood Zone 1: Low Risk
- Broadband: OFCOM: UltraFast Available (1,000Mbps)

**Directions:** From Station Road, look for the quiet and partly hidden entrance to Speke Close (opposite the Shrubbery and entrance to Summerlands Park Drive). Follow this road as it goes up a slight incline and bends to the left. Park on your right hand side, there is a public parking area with signage for Speke Court. You will be met here by the person you spoke with on the phone who will be able to show you around.

<https://w3w.co/steady.senses.replaying>

<https://maps.app.goo.gl/erjzXCRjyUK5vMNa9>



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www.orchardsestates.com



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.