



Hither Acre, Ilminster

Just a stone's throw from the cycle path that takes you straight into the open countryside, this four bedroom detached house has potential for you to make your own improvements, a low-maintenance garden and a traditional layout. Offered for sale with no onward chain.

Guide Price
£350,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Hither Acre, Ilminster, TA19 9DA

- Close to cycle path and countryside walks
- Within level reach of doctors surgeries and town centre
 - Low-maintenance gardens
 - Adjacent detached garage and driveway
 - In need of some modernisation
- Entrance hall, kitchen with adjoining utility room and cloakroom
- Separate dining room / study and spacious dual aspect living room
 - UPVC double glazed conservatory
- Four bedrooms including master with en suite, family bathroom
 - Offered for sale with no onward chain

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

This attractive four bedroom detached home is tucked away from busy traffic in a cul-de-sac on the south-western edge of town. It's just a stone's throw from the Chard-Ilminster cycle path that runs along the edge of the development, where a short walk takes you straight into lovely countryside. It's perfect for those looking for a lower-maintenance detached home close to everything that the town has to offer.

The house has a traditional layout with central entrance hall including stairs to the first floor and understairs storage cupboard. To one side is a formal dining room which would equally make a great family / play room or home office, and a separate kitchen at the rear. The kitchen is fitted with a range of beech effect units which incorporate a built-in gas hob and double oven. The units include space for a freestanding dishwasher, whilst to one corner there is room for an upright fridge freezer. The adjoining separate utility room leads out onto the garden at the rear. The units incorporate space for both a washing machine and tumble dryer, and there's a useful extra sink. The wall mounted gas Ideal boiler is tucked away from view within a matching

cupboard. A handy downstairs cloakroom lies alongside.

Across the entrance hall, a door opens into a particularly spacious dual-aspect living room with bay window to the front and french doors opening into the conservatory at the rear. A central feature fireplace houses a gas real flame effect fire. The conservatory has triple aspect UPVC double glazed windows and french doors to the garden.

First Floor

On the first floor the landing houses the airing cupboard with hot water cylinder and slatted shelving. The family bathroom is fitted with a white suite including panelled bath with electric shower over, pedestal wash hand basin and close coupled WC. The master bedroom has a range of fitted wardrobes and an adjoining en suite shower room, again fitted with white suite including shower cubicle, close coupled WC and vanity wash hand basin with storage. The second double bedroom also has a range of fitted wardrobes. There are two further bedrooms, both overlooking the rear, which are good size single rooms.

Outside

The property has an attractive front garden setting it back slightly from the cul-de-sac with a pathway leading to the front door. A driveway provides off road parking and access to the detached brick-built single garage with roller shutter door, power and light. A pedestrian timber door allows access to the back of the garage from the garden. There is also a side access path.

At the rear the garden is fully enclosed and laid mostly to patio with gravelled areas and shrub borders. There is also an outside tap.

Situation

Hither Acre is located on the south-western edge of the town and ideally placed with a level walk to the recreation ground, play area and tennis courts, and adjacent to the Ilminster - Chard cycle path which follows the route of the disused railway line through the South Somerset countryside and very popular with dog-walkers and cyclists. It's also conveniently placed within a short walk of the doctors' surgeries and local schools. The wide range of facilities in the town centre are just under 1 mile away to

the north east.

The local stores are mostly centred around the market square and 15th century Minster church and have everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, clothes boutiques and gift shops. The town is also well served by a town-centre Tesco store with ample free parking just a short walk from the town centre. Alongside the supermarket is a bowls club and tennis club. There is also a town library. The primary school Herne View, covers ages 4-11 and is located on two sites within the town. There are also various nurseries / pre-school facilities locally. Ilminster Arts centre is a vibrant arts venue with licensed cafe. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358.

Services

Mains electricity, water, drainage and gas are connected.

Broadband - Ultrafast Broadband is available

Mobile phone coverage - Outdoor coverage is available from all four providers. Indoor coverage is available from three out of four providers. (Information from <https://www.ofcom.org.uk>)

Council Tax Band

Somerset Council - Band D

Property Information

As is common for modern developments, the title may contain some restrictive covenants and buyers are requested to check these with their legal representative.

The vendors have indicated that they may include the washing machine, tumble dryer and dishwasher in the sale.

Permission has now been granted for development of the land to the south of the cycle path. For up to date information on the exact details please consult the Somerset Council planning portal <https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>

Flood Risk

Stated as high risk from surface water

Stated as very low risk from both the Rivers and Sea

Stated as unlikely from groundwater and reservoirs

<https://check-long-term-flood-risk.service.gov.uk/risk>

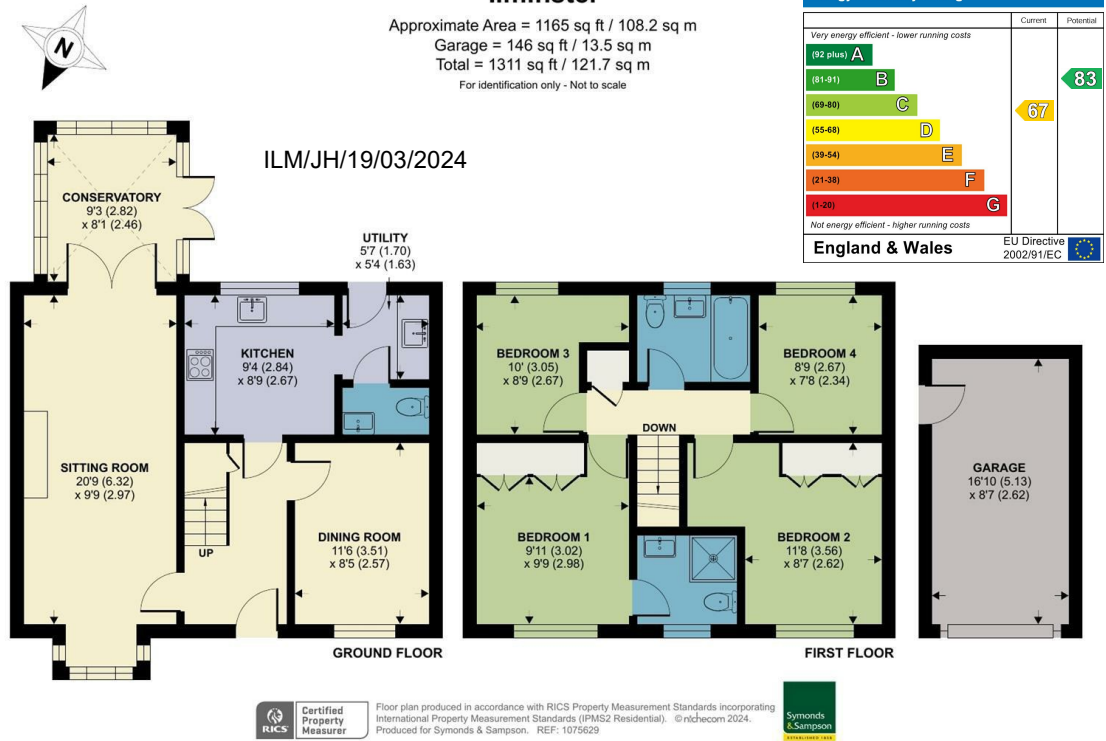
Ilminster

Approximate Area = 1165 sq ft / 108.2 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1311 sq ft / 121.7 sq m

For identification only - Not to scale



Directions

From the town centre proceed down Ditton Street and turn right by the Tesco Filling Station onto Canal Way. Proceed all the way along Canal Way, continuing straight over at the roundabout by the doctors' surgeries and at the next roundabout by the Stonemasons Public House, take the first exit into Adams Meadow. At the T-junction bear right then immediately left into the small cul de sac signposted Hither Acre on the wall. As you pull into the block paved area the property can be found on the left hand side as indicated by our for sale board.

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