



## Lower Meadow, Ilminster,

With a practical, family-friendly layout this surprisingly roomy detached four bedroom home has some great added extras such as a separate downstairs study and en suite dressing area, all just a stone's throw from the recreation ground and town centre.

Offers In Excess Of  
**£400,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## Lower Meadow Ilminster TA19 9DR

- Well-presented detached house
  - Favoured cul-de-sac position
    - Super, practical layout
  - Spacious hall, separate study / home office
- Good size kitchen / breakfast room and separate utility
- Spacious dining area open plan to sitting room with french doors
- Four bedrooms including master with en suite dressing area and shower
  - Family bathroom, handy downstairs cloakroom
- Enclosed, low maintenance rear garden, driveway and single garage
- Well position for local recreation ground, schools and town centre

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790





### The Property

The front door opens into a stylish and spacious entrance hall with downstairs cloakroom and turning staircase rising to the first floor. There is a handy understairs storage cupboard for coats and shoes, and attractive oak doors lead to all rooms. For those wanting to work from home, there's a separate downstairs study to one side. Beyond is a spacious kitchen with ample room for a breakfast table, fitted with a range of birch units comprising floor and wall mounted storage cupboards, drawers, pull out larder unit and smart roller shutter unit, all with work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit, gas hob and cooker hood over and electric double oven. There is space for an upright fridge freezer with optional water connection. The separate utility room leads out to the garden and has a useful second sink, as well as space for your washing machine. It also houses the wall mounted gas boiler for central heating and hot water.

From the hall, a door opens into a bright and airy formal dining area that has been knocked through to create an impressive dual-aspect open plan living space, allowing the natural light from the south side to flood through. The space is further unified by the attractive oak flooring which flows through both rooms. The sitting room has french doors opening onto the garden and a fireplace with gas fire inset creating a nice focal point to one side.

### First Floor

The first floor landing is unusually spacious and lit from the vertical feature window on the stairwell. It includes a walk-in airing cupboard with hot water cylinder etc. The master bedroom is a great size with en suite dressing area including two double built-in wardrobes, and a shower room beyond. There are three further good size bedrooms and a family bathroom with modern white suite including panelled bath with shower over, pedestal wash hand basin and WC, finished with wood effect vinyl flooring.

### Outside

To the side of the property a driveway provides parking and access to the adjoining single garage with up and over door. A rear pedestrian door opens into the garden. The rear garden is completely enclosed, making it safer for small children and has been landscaped with artificial grass for ease of maintenance. Raised beds including a mature olive tree and shrubs are edged with sleepers, which also line a raised patio area perfect for outside dining in the warmer months. There is also an outside tap and a side gate with extra trellis above for screening.

### Situation

Lower Meadow is a modern development on the southern side of the town and ideally placed for families with a level walk to the recreation

ground, play area and tennis courts, and close to the start of the Ilminster - Chard cycle path. It's also conveniently placed within a short walk of the doctors' surgeries and local schools, as well as the wide range of facilities in the town centre. 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. Ilminster Arts centre is a vibrant arts venue with licensed cafe. There are plenty of other places to eat too, including pubs, restaurants, cafes and takeaways. The town also benefits from several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town with two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358. The town has a newly merged primary school – Herne View.

### Services

Mains gas, electricity, water and drainage are connected. Ultrafast broadband is available. Whilst mobile coverage is available outdoors from all four major suppliers, you may not receive data signal indoors from O2 and Vodafone. Information provided by Ofcom.org.uk

Tenure  
Freehold

Council Tax  
Somerset Council - Band D

Property Information  
The title register contains various rights and restrictions as is common on modern developments and a copy of the register can be provided upon request if a buyer would like to check any of these prior to a viewing.

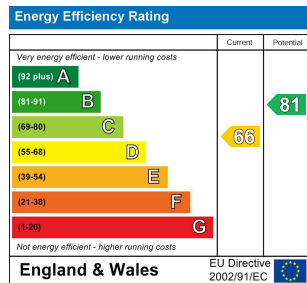
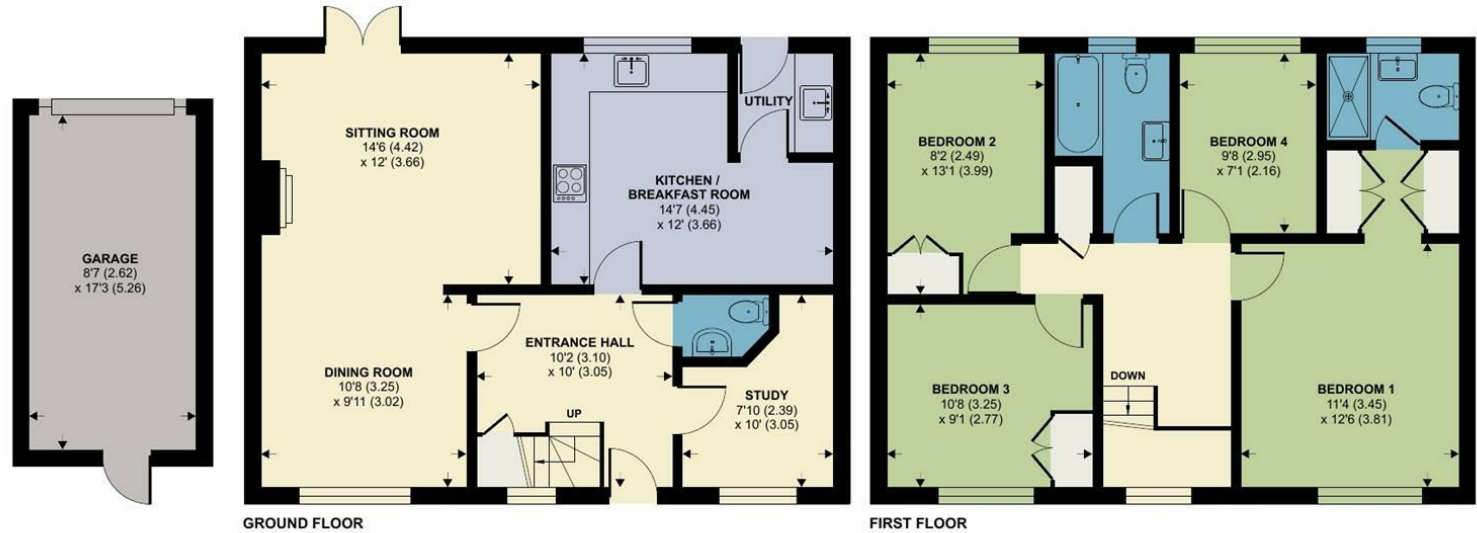


## Ilminster

Approximate Area = 1334 sq ft / 123.9 sq m  
Garage = 150 sq ft / 13.9 sq m  
Total = 1484 sq ft / 137.8 sq m  
For identification only - Not to scale

### Directions

From Canal Way turn right into Lower Meadow and bear left, continuing around the bend to the right and heading towards the rear of the development. Turn left into the cul-de-sac and the property can be found on your right hand side as indicated by our for sale board.



ILM/KS/11/3/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1095196



**01460 200790**  
Symonds & Sampson 21 East Street  
Ilminster  
Somerset  
TA19 0AN  
ilminster@symondsandsampson.co.uk

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