



Eames Orchard, Ilminster

The ideal "doer-upper" for those looking for a family-size home with a dose of potential - a surprisingly roomy layout offers you three double bedrooms including a master with en suite, and an unusually good size plot tucked away in a sought-after cul de sac.

Guide Price
£230,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Eames Orchard, Ilminster, TA19 0BZ

- Potential for general improvement
- Elevated position with views over town
 - South-westerly facing rear aspect
 - Deceptively spacious layout
 - Sought after cul de sac
- Gas central heating and double glazing
- Quirky garden layout with great scope for a redesign
 - Single garage and driveway parking
- Three good size bedrooms including master en suite
 - Spacious living room and eat-in kitchen

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

This property has a great deal of potential and is tucked away in a sought-after cul de sac lying within half a mile of the pretty town centre, but also close enough to the edge of town to lie within reach of lovely countryside footpaths. If you're looking for something you can put your own stamp on, room by room, this would make an ideal project and gives you the chance to buy a good home with family-friendly layout. Not only are there three good size bedrooms (no argument about who has to have the box room!) but the added benefit of an en suite shower room will no doubt make mornings easier too.

On the ground floor the entrance hall includes a handy downstairs WC and built in cupboard for coats. There are no stairs in the hall, as they lead up from the well-proportioned living room at the back which also opens onto the rear garden via french doors and has a great south-westerly outlook over the town making this room a light and sunny place to be. At the front, the addition of a bay window to the kitchen makes it roomy enough for a table. The current

units incorporate space for an electric cooker, space for a fridge for your washing machine, whilst the worktops include a stainless steel sink unit.

First Floor

The landing provides access to the loft space and doors open to three good size bedrooms including a master with en suite shower room, and a family bathroom which is currently fitted with the original coloured suite including panelled bath, WC and wash hand basin.

Outside

The house lies in a slightly elevated position, with paved steps and metal balustrade leading down into the rear garden from the living room. The unusual shape of the garden gives a keen gardener scope to create a really fabulous and sunny garden either for entertaining or growing your own with the second part of the garden along the northern boundary providing a useful access path without coming through the house. The garden nearest the house is laid to patio with shrubs and raised beds, whilst

part is currently uncultivated.

The garage is located in a block nearby, just a short distance from the front door. It has an up and over door and parking to the front. It also owns a proportion of the driveway / turning area adjacent.

Situation

The property overlooks the town, set back off the road in a cul-de-sac location. It lies approximately half a mile from the heart of the community, where there's a wide variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is also well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and close-by a town library. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat too, including pubs, cafes, restaurants and

take-aways. 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 has everything you need for day to day living on your doorstep. Should you need to go further afield it benefits from superb road links via the A303 and A358.

Services

Mains electricity, water, drainage and gas are connected.

Ultrafast broadband is available. Mobile signal should be available from all four major providers both indoors and out. Information from Ofcom.org.uk

Tenure

Freehold

Council Tax

Somerset Council Band C

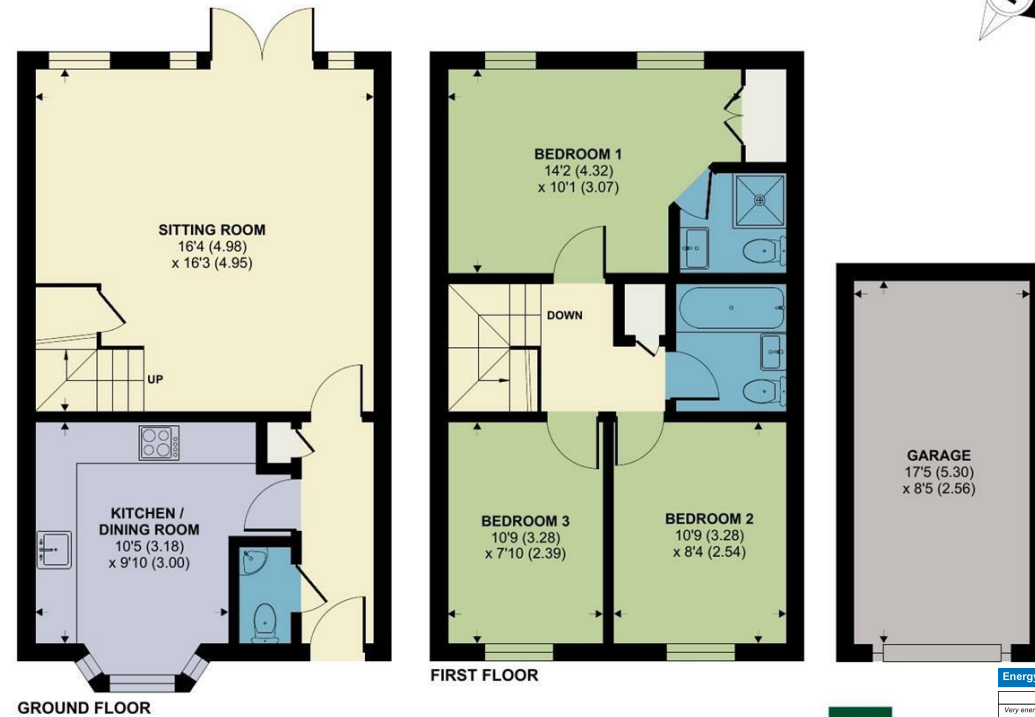
Ilminster

Approximate Area = 911 sq ft / 84.6 sq m

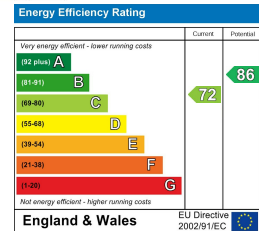
Garage = 149 sq ft / 13.8 sq m

Total = 1060 sq ft / 98.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1096054



Directions

From Ilminster town centre head down Ditton Street from the market square, passing the Tesco petrol station on your right and continuing up Listers Hill. As you reach the brow of the hill turn left into Heron Way and follow the road round to the right. Turn left into Eames Orchard and left again where the property can be found straight ahead of you as identified by a Symonds and Sampson For Sale board.

ILM/KJS/26/03/2024



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