



Blackdown View, Ilminster

A lovely family-size home, tucked-away at the top of the development and backing onto countryside.

Offers In Excess
£240,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Blackdown View, Ilminster, TA19 0BB

- Backing on to open countryside
 - Gas central heating
 - Double glazing
- Dual-aspect Living Room
 - Enclosed rear garden
 - Utility room
- Three good size bedrooms
 - Well presented
 - Cul de sac location

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

This light and airy property is located at the top of a popular and mature development, in a slightly elevated position backing on to countryside. It is well presented throughout, having been nicely modernised over the years, offering perfect family accommodation that's particularly spacious on the ground floor.

A shared pathway and steps lead to the double-glazed front door. The useful entrance porch leads to the entrance hall, where there's a downstairs cloakroom and the stairs lead to the first floor. To one side is a good size dual aspect sitting room, offering plenty of natural light, with double glazed double doors opening on to the rear garden and a central feature fireplace. Beyond the hall is the kitchen, which is fitted with a range of wall and base units, with space for an oven, dishwasher and fridge freezer. A door leads into the utility room, which has space for a washing machine and tumble dryer, wall units and a stable door to the rear garden, another door provides access to the shared path to the side of the property.

The first floor landing leads to three good size bedrooms, with the rear bedrooms benefitting from views over the countryside to the rear. The family bathroom has a white suite, comprising of a bath with shower over, low level WC and pedestal wash hand basin.

Outside

To the front, the current owners have added a parking area, although the kerb has not been dropped. Shared steps and a path lead you to the front door. There is a shared path to the side of the property. The attractive rear garden, has an enclosed gravelled seating area, with an outside tap. A gate opens to steps rising to the enclosed lawn, where further steps and an unofficial gateway, lead into the field beyond. Although this is not a formal right of way, we understand local residents make use of the Dillington Estate permitted paths for dog walking etc. Adjoining the rear of the kitchen is a useful brick storage shed / tool shed.

Situation

Tucked away on the northern edge of the town, the property

lies away from busy traffic in a mature residential area. A short walk along the public footpaths takes you down into the town centre. The rear of the property backs onto open countryside belonging to the Dillington Estate. As well as public footpaths in the local area, the Dillington Estate offers several kilometres of permissive footpaths, making this an ideal location for dog walkers.

Blackdown View lies approximately quarter of 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.

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Approximate Area = 1010 sq ft / 93.8 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 1057 sq ft / 98.1 sq m

For identification only - Not to scale



Services

Mains gas, electricity, water and drainage.

Ultrafast broadband is available, and the vendor informs us that fibre broadband is connected to the property. Mobile signal is available indoors and outdoors from all four major providers. Information from Ofcom.org.uk

Council Tax

Council Tax Band B

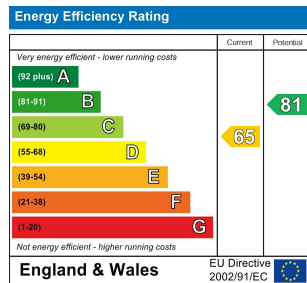
Tenure

Freehold

Property Information

There is a shared pathway to the right of the property (shared with 39), which leads to a door, leading into the utility of this property.

The vendor is not aware of any pending planning applications that are likely to affect the property. As the property is located within the town, all planning applications in the vicinity can be viewed on the following link <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9> by entering the property postcode and using the overlays in the left hand drop down box.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Symonds & Sampson. REF: 1097916



Directions

From the town centre, proceed up East Street and turn sharp left onto Butts (B3168). Turn right into Blackdown View and bear left, taking your next left. The property is on the right-hand side as indicated by our For Sale board.

ILM/KJS/27/03/2024



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