



Carnival Close, Ilminster, Somerset

An immaculate house with low maintenance garden, adjacent garage and parking.
Conveniently placed for the recreation ground, local facilities and bus stops.

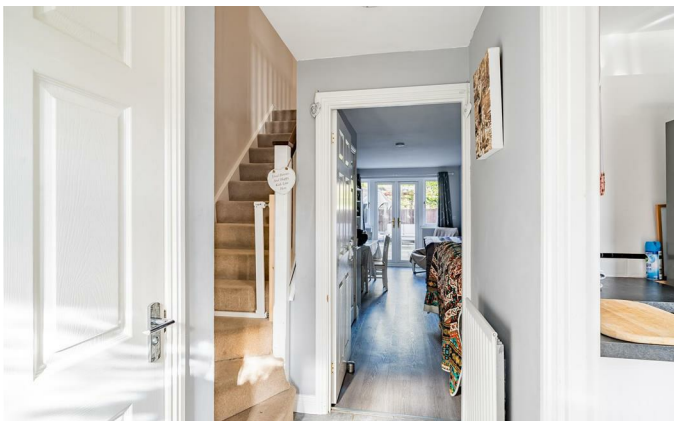
Offers In Excess
£250,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Carnival Close, Ilminster, Somerset, TA19 9DG

- Well-presented terraced house with garage
- Three bedrooms including master bedroom with en suite
 - Modern fitted kitchen / breakfast room
- Generous L-shaped sitting / dining room opening onto garden
 - Gas central heating, double glazing
- Allocated parking space (currently incorporated into garden)
- Single garage (currently subdivided into two areas)
 - Recently refreshed low-maintenance garden
- Within easy reach of popular Chard-Ilminster cycle path
- Near to recreation ground, doctors surgery and other local facilities

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

It is the ideal low-hassle home for a new buyer with minimal maintenance, good security and efficiency. Whether you're looking for your first home, need the perfect "lock-up-and-leave" or simply want less to maintain, then this is a great buy in a popular location.

The double glazed UPVC front door opens into a light and bright entrance hall with practical tiled floor that extends through into the adjoining downstairs cloakroom. This has a modern white suite including contemporary vanity wash hand basin and WC, and chrome ladder style towel rail.

To the other side of the hall is a sleek modern kitchen / breakfast room. The kitchen is finished with white gloss units incorporating both floor and wall mounted storage cupboards, including easy-access corner cupboards. The worksurfaces are a black slate effect with one and a half bowl composite sink unit. There is space for appliances including dishwasher and washing machine. The Cuisine Master 5-ring hob is perfectly placed and is complemented

by a black cooker hood above. A breakfast bar to one side of the kitchen gives extra work-top space and room for casual dining, although the surprisingly spacious L-shaped sitting / dining room provides plenty of room for a larger dining table should you wish. The practical LVT flooring was laid by the current owners in 2023. At the rear, French doors let in plenty of natural light and open onto the low maintenance garden, that has been recently rejuvenated.

First Floor

The stairs lead to three bedrooms, two of which are doubles. The principal bedroom has the en-suite with modern white suite and chrome fittings. Two bedrooms also have built in wardrobes. The family bathroom also benefits from a white suite including bath with chrome shower over, finished with neutral cream tiling.

Outside

The garden has recently been landscaped with low maintenance patio and attractive pebbled edging. The current owners have incorporated the designated parking

space into their garden area, which in turn gives access from the rear into the former single garage. This has been partitioned into two sections, with a useful home office area ideal if you need to work from home, and the remaining section being used for useful storage of bikes etc.

Situation

The property is tucked away at the end of the cul-de-sac of Carnival Close, on the south-western side of the town. It's ideally placed within a level walk to the recreation ground, play area and tennis courts. It's also just a short walk from the Ilminster - Chard cycle path which follows the route of the disused railway line through the South Somerset countryside. It's not too far from the doctors' surgeries and local schools, as well as the wide range of facilities in the town centre. Closer still is the Texaco garage with Spar store for those last-minute groceries, whilst the Stonemasons Pub is just a short walk away. With the town centre the local stores are mostly centred around the market square and 15th century Minster church. 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 and drink including pubs, cafes and takeaways. The town also benefits from several hairdressers / beauty salons and a dental surgery. 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 recently merged Primary School covering the 4-11 years age range.

Services

Mains water, drainage, electricity and gas are connected. Ultrafast broadband is available in the area. Mobile signal could be limited indoors from all four mobile providers, although it is likely outdoors. Information provided by Ofcom.org.uk

Tenure

Freehold

Council Tax

Somerset Council Band C

Property Information

There is a management charge payable to Meadfleet of circa £120 per annum for maintenance of communal areas on the development. Please confirm this via your legal representative.

As is often the case on a modern development, the property register includes various rights, restrictions and covenants. We are happy to forward a copy of the title register if a buyer would rather check this via their legal representative prior to viewing.

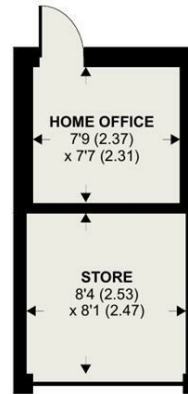
The property is located on the edge of town and there are various planning application locally which can be viewed on the following link, by entering the property postcode and using the planning overlay on the left hand drop down box.

<https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9>

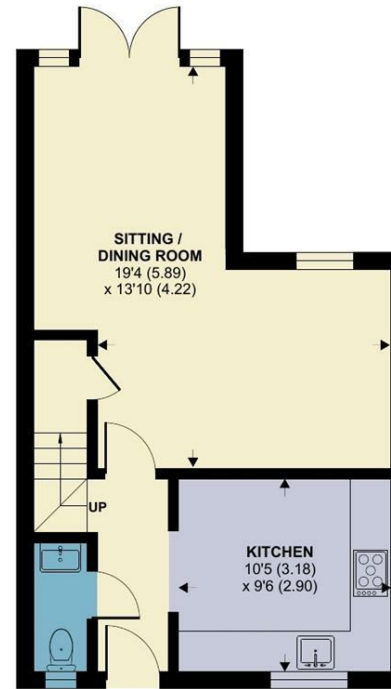
Whilst there is planning permission now granted for more houses on the south-western side of town the vendors are not aware of anything that will directly have an impact on this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1120926



ILM/JH/16/05/2024

Directions

From Canal Way enter into Carnival Close and follow the road right to the end of the cul de sac where you can find the property on the right hand side.



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