



Speke Close, Ilminster, Somerset

Located just a short distance from the pretty town centre facilities, this light and airy semi-detached bungalow is conveniently placed and benefits from a garage and parking to the rear.

Offers In Excess Of

£280,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Speke Close, Ilminster, Somerset, TA19 9BJ

- Semi-detached bungalow
- Town centre position with views over town towards countryside
 - Handy for local amenities
- Single garage. and driveway parking space
 - Three bedrooms
- Light and airy sitting room with southerly aspect
 - Fitted kitchen with adjoining pantry area
 - Contemporary bathroom
- Gas central heating, double glazing
 - Front and rear gardens

Viewing strictly by appointment
Symonds & Sampson
01460 200790





The Property

Located within walking distance of Ilminster town, this bungalow offers the convenience of nearby shops, cafes, and local amenities. Enjoy the charm of town life with everything you need just a short stroll away, from shopping and dining to community events and services. The property offers comfortable living with the convenience of a potentially low-maintenance garden, ideal for those seeking a more relaxed lifestyle in a vibrant community.

Approached from the rear, through a tiered garden, the door opens into an entrance hall with two useful built-in storage cupboards. The hall leads to all the principal rooms. To one side the kitchen has a pleasant outlook over the private tiered garden at the rear and is well-equipped with plenty of storage and counter space including electric double oven, 4 hob gas ring, built-in dishwasher and space for your own washing machine and fridge/freezer. The worktops incorporate a Stainless steel one and a half sink with chrome tap. The kitchen benefits from having a large pantry area to one side with built in base and wall units for extra storage. The living room, where natural light fills the space,

has a bright and airy atmosphere overlooking the garden. It provides the perfect setting for cozy evenings or casual gatherings with family and friends with sliding doors allowing you to spill out into the garden in the warmer months.

The bungalow features three well-proportioned bedrooms. The master bedroom is spacious with walk in wardrobe. The additional bedrooms are versatile, perfect for accommodating guests, setting up a home office, or creating a hobby room with built-in wardrobes.

The bathroom which has recently been modernised boasts a white suite, freestanding double ended bath, separate shower cubicle with chrome fittings and waterfall shower head, and chrome radiator.

Outside

The garden surrounds the property and is an ideal setting for those who appreciate a touch of greenery without the demands of a larger garden. One area is laid to artificial turf and shingle for ease of maintenance with a side gated access leading around to the rear. The property sits in a

slightly elevated position with views over the town towards Herne Hill and the surrounding countryside.

The property is approached from the rear over Speke Close which is a private road over which residents have a right of way. In turn this leads onto the driveway that is owned by the neighbouring property and in turn provides a right of access for this property to the single garage and garden, with a designated parking space in front of the garage.

Situation

The property is located not far from the town centre, in an elevated position with far-reaching views across the town to the countryside beyond. Not far away is the entrance to the Dillington Estate permitted paths, perfect for dog walking and recreation, whilst the town centre is within a short walk. Within 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 gas, water, drainage and electricity are connected. Heating can be controlled via "Hive" system.

Ultrafast broadband is available in the area. Mobile signal indoors is likely to be limited however it is likely to be available outdoors from all four major providers. Information provided by Ofcom.org.uk

Tenure

Freehold

Council Tax

Somerset Council - Band C

Property Information

The property is located within the town and although there are various planning application locally the vendors are not aware of any which will directly impact on the property. All planning applications 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>

The title register includes various rights and covenants, and buyers are welcome to see a copy of this prior to arranging a viewing if this is of particular interest to them. Anyone looking to run a business from home may prefer to check the position with their solicitor and further details can be provided by the office on request.

ILM/KJS/31/05/2024

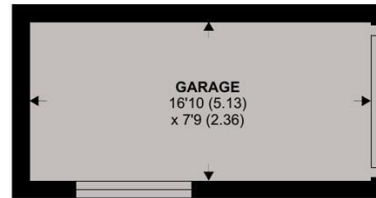
Speke Close, Ilminster

Approximate Area = 966 sq ft / 89.7 sq m

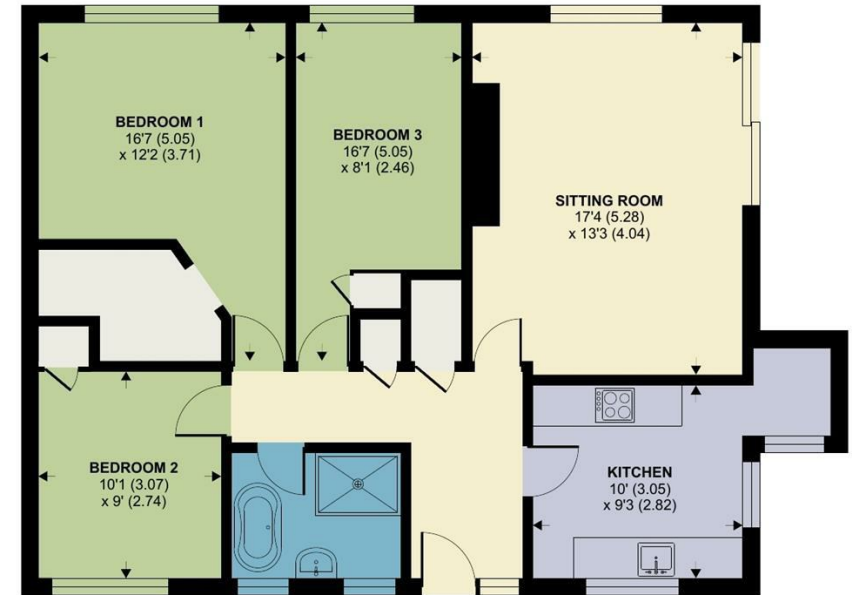
Garage = 132 sq ft / 12.2 sq m

Total = 1098 sq ft / 101.9 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Symonds & Sampson. REF: 1119580



Directions

From the town centre proceed along West Street and join the High Street heading west. Opposite the turning to Summerlands Park Drive you will see two stone pillars which is the entrance to the private road of Speke Close. As you turn into Speke Close bear left, passing the period properties on your right and enter the shared driveway straight ahead of you, for Aquilla and Neroche.



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