



Home Farm Way, Ilminster

This fantastic extended property offers you stylish living space combining spacious interiors, contemporary design, and practical outdoor spaces, making it perfect for modern family living and working from home.

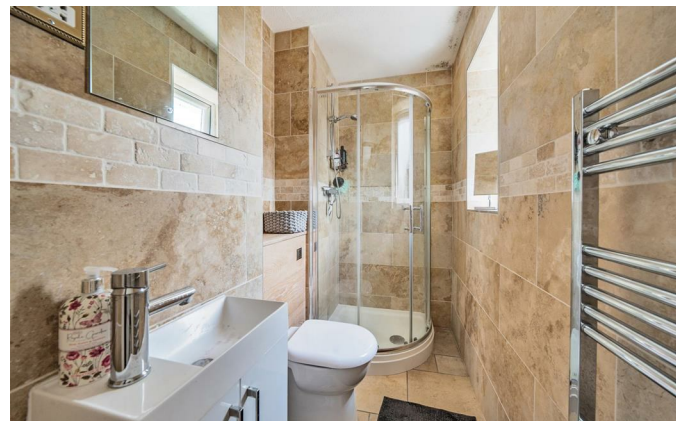
Guide Price
£340,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Home Farm Way, Ilminster, TA19 9BX

- Detached extended home in popular cul de sac
 - Southerly facing garden with home office
- Stunning open plan kitchen / dining / family space with vaulted ceiling
 - Spacious living room
- Three bedrooms including master with en suite
 - Family bathroom
- Former garage / store area and driveway parking
 - Gas central heating, double glazing

Viewing strictly by appointment
Symonds & Sampson
01460 200790





Property

Upon entering, you are greeted by a large living room that serves as the heart of the home with laminate wood effect flooring and space for an open fire or wood burning stove. This space is flooded with natural light and offers plenty of room for relaxation and entertaining, the modern decor giving a stylish feel throughout. Through an archway is an extended kitchen / dining space, very much the highlight of this home. It consists of a spacious open plan dining area leading through to a further kitchen area with vaulted ceiling, Velux windows and doors making the most of the sunny rear aspect. The kitchen itself includes a Rangemaster cooker, wooden countertops, floor and wall mounted units, and space for both a washing machine and dishwasher. The open-plan design ensures a seamless flow between the cooking and dining areas, making it perfect for family meals and entertaining guests. You have a surround sound speaker system (which is connected via Bluetooth) and French doors leading out onto the back garden. The dining room has access to the side entrance and under stairs cupboard. This provides plenty of storage and also houses the boiler.



First Floor

The property boasts three well-proportioned bedrooms. The master bedroom is complete with an en suite with white suite, single shower tray, chrome fittings and radiator. The additional bedrooms are spacious and versatile, ideal for family members or guests with one also having built-in cupboards. The main family bathroom is fitted with a white suite with P-shaped bath and chrome overhead shower.

Outside

The outdoor space is designed for ease of maintenance and maximum enjoyment. The garden is bordered by walls on two sides and fencing on the west side, providing privacy and security. The garden is majority of decking perfect for hosting and alfresco dining and the grassed areas laid with artificial grass for ease of maintenance. A standout feature is the home office located in the garden, perfect for working from home or pursuing hobbies in a peaceful environment. It has the benefit of underfloor heating connected to a thermostat. This also has power connected. To the front of the property you have two/three off street parking spaces

which also provide access to the garage door. This is used as a small storage area as the garage has been converted into extra living space.

Situation

Ilminster is one of South-Somerset's prettiest market towns and everything needed for day-to-day living is on the doorstep. There is a wide variety of independent stores centred on the market square and 15th century Minster Church. The town is well served by a modern health centre including two surgeries, a dental surgery, a primary school, a town-centre Tesco store, hairdressers, cafes, pubs and takeaways. The nearest mainline station is 10 minutes away in Crewkerne (London Waterloo-Exeter). Taunton Station serves Bath, Bristol and London Paddington. Within approximately a 30-minute drive lies the Jurassic Coast World Heritage site and the famous seaside town of Lyme Regis.

Home Farm Way is located towards the western edge of town, off Station Road. There is pavement access should you wish to walk into to the town centre which lies just under a

mile away. There is also excellent road links via the Southfields Roundabout which connects with the A303 and A358.

Services

Mains Gas, Electricity, Water and Drainage are connected.

Ultrafast broadband is available. Whilst mobile signal is likely to be available from all four major providers outdoors at the property, you may find it is limited indoors on all networks. Information provided by Ofcom.org.uk

Tenure

Freehold

Council Tax

Somerset Council Band D

Property Information

The Rangemaster cooker will be included in the sale of the property.

The property has solar panels which are owned outright by the property. These were installed in 2012.

The property is current let, but the tenancy is due to expire early October. If you are requiring a specific timescale for exchange and completion please discuss with the office.

The government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area not a specific property. The owners report there have been no issues for this property with flooding during their ownership.

The property is located towards the western outskirts of the town, and there are various proposed developments within Ilminster which can be viewed on the Somerset Council Planning Portal. However the vendors are however not aware of any pending planning application that will affect the property. The office is happy to provide the link to the Planning Portal and assist with any queries if a prospective buyer would like to view this prior to making an appointment to view.

As is common, the property register includes various rights and covenants relating to the property including restrictive covenants relating to trade vehicles and animals such as poultry. A copy of the title can be provided upon request if a prospective buyer would like to read these prior to making an appointment to view.

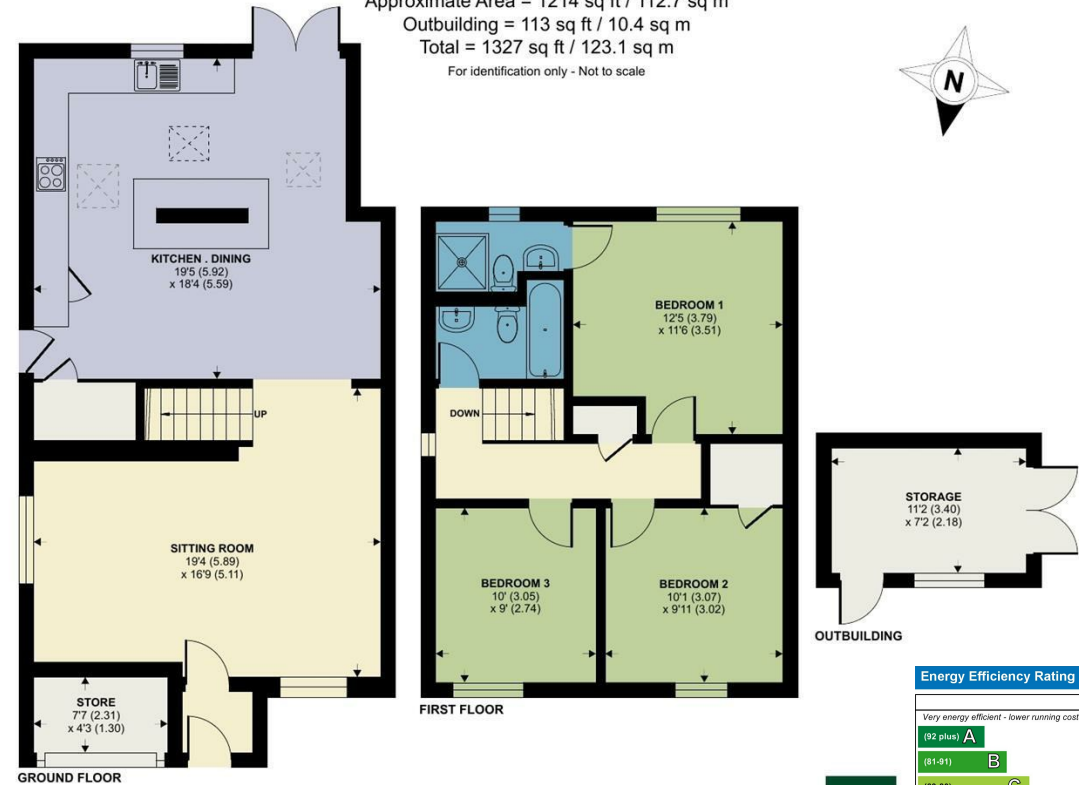
Ilminster

Approximate Area = 1214 sq ft / 112.7 sq m

Outbuilding = 113 sq ft / 10.4 sq m

Total = 1327 sq ft / 123.1 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). © ricscom 2024. Produced for Symonds & Sampson. REF: 1146249



ILM/JH/20/06/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From the town centre proceed west and join the High Street, following the road into Station Road passing The Shrubbery Hotel on the left. At the roundabout take the second exit continuing along Station Road and Home Farm Way can be found on the right hand side. Turn into the first cul de sac on the right.



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