

Symonds
& Sampson

26 Blackdown View
Ilminster, Somerset

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Ilminster
Somerset TA19 0AZ

A spacious two bedroom home with surprisingly private garden and plenty of potential to make it your own, tucked away in a popular area not far from the pretty town centre facilities. Offered for sale with no onward chain.



- Older style semi-detached house
- Potential for some updating and improvement
- Scope to create off road parking (subject to consents)
- Sunny south-westerly facing garden with pleasant outlook
- Offered for sale with no onward chain

Guide Price £190,000

Freehold

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THE PROPERTY

This lovely older-style semi is offered for sale with no onward chain and offers a new owner the chance to put their own stamp on it and create a really lovely home. With good proportions typical of the era, the property currently benefits from double glazing and electric heating and it would be feasible to modernise it room by room whilst living there. An ideal first or second time purchase, it would also suit those looking to downsize into town and be closer to facilities with the town centre being less than 0.25 miles away.

ACCOMMODATION

Steps lead down through the front garden to the double glazed front door opening into a traditional entrance lobby with the stairs straight ahead. To the left is a dual aspect sitting room with a central fireplace and currently housing an electric fire. To the right is a spacious dining room, open plan to the kitchen area that currently consists of a space for electric cooker, and sink unit with cupboards. There is an understairs cupboard for further storage and an additional built-in larder cupboard. The good size utility room at the rear houses ample space for other appliances such as a washing machine, tumble dryer and freezer. Between the kitchen / dining room and utility is a handy rear lobby with door leading out to the side and a further useful walk-in store.

On the first floor the landing leads to two good size double bedrooms both with additional storage over the stairs. There is also a family bathroom with neutral coloured suite including bath with shower over, WC and wash hand basin, with an adjoining walk-in airing cupboard housing the hot water cylinder with electric immersion for hot water.



OUTSIDE

The front garden is slightly elevated from the house and enclosed by a picket fence and gate leading onto the path and steps with handrail leading down to the front door. The concrete path leads around the side, there are brick retaining walls and gravelled borders dotted with sun loving plants for ease of maintenance. The pathway and retaining walls lead around to the side where there is a further raised garden area, leading around to the rear garden. This enjoys a surprisingly "leafy" and private outlook behind and has lovely views over the town towards the countryside including Herne Hill. The garden is laid to both paved patio, gravelled borders and areas of bark for ease of maintenance. There is also a timber summerhouse.

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. 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.

SERVICES

Ultrafast broadband is available. Mobile signal is available outdoors from all four major providers but indoors you may find the best signal is with EE or Three networks. Information provided by Ofcom.org.uk

Mains electricity, water and drainage are connected. Electric heating including night storage heaters, and electric immersion for hot water.

MATERIAL INFORMATION

Somerset Council - Tax Band B

As is common, the title register includes mention of various rights, restrictions and covenants, and we are happy to provide a copy of the title register upon request if a

prospective viewer would like to check any of these with their legal representative.

As the property is located within a residential area near to the town centre there have been various planning applications nearby often relating to property extensions and the like. Any prospective viewers can see these on the Somerset Council planning portal and our office is happy to provide a link and guidance upon request should you wish to do so. However, the vendors are not aware of any application that is likely to detrimentally affect the property.

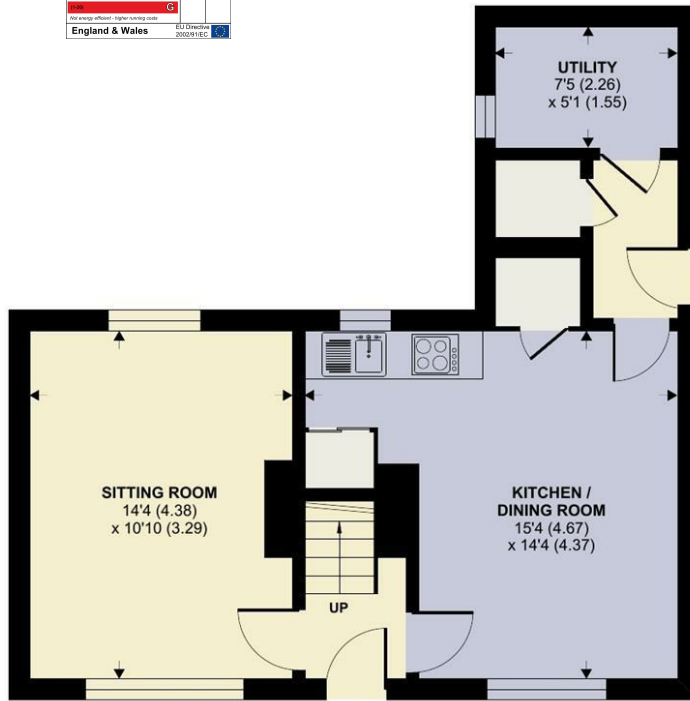
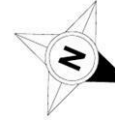


Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
95-100 (A)		
81-94 (B)		
69-80 (C)		
55-68 (D)		
43-54 (E)		
35-42 (F)		
21-34 (G)		
1-20 (H)		
England & Wales		
EU Directive 2002/91/EC		

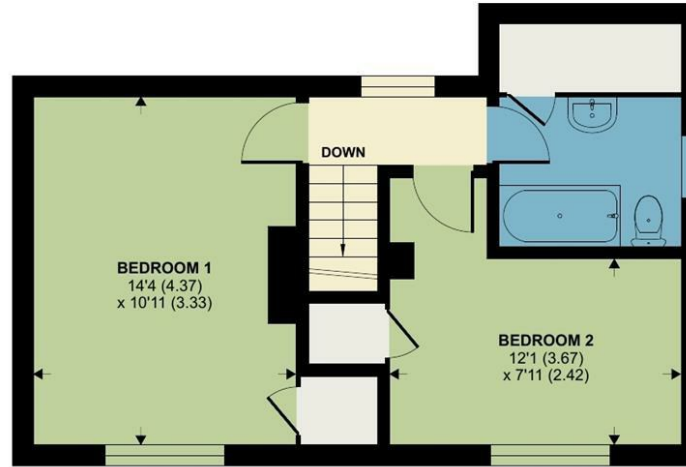
Blackdown View, Ilminster

Approximate Area = 881 sq ft / 81.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1145630



ILM/JH/211124



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