



**Carlan Stepps, Broadway, Ilminster, Somerset**

Offers in Region Of  
**£675,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

Set in a generous plot of 0.29 acres (0.12 hectares) this beautifully refurbished and exceptionally spacious bungalow is a rare find indeed, tucked away in a peaceful cul de sac and yet within reach of village facilities and excellent road links.

**Carlan Stepps,  
Broadway,  
Ilminster,  
Somerset,  
TA19 9SD**

- Spacious, light-filled bungalow in generous plot
- 0.29 acres (0.12 hectares) including driveway, double garage and sunny gardens
- Four bedrooms including master with generous en suite
- Family Bathroom with both bath and separate shower
- Large, practical hallway with beautiful tiled flooring
  - Dual aspect sitting room opening onto garden
- Light and airy dining room opening through to kitchen
- Stunning, recently fitted kitchen with adjoining utility room
  - Double glazing, oil fired central heating
- Double garage, ample driveway parking and mature gardens

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790





### The Property

This is a rare opportunity indeed and offers the best of both worlds - an exceptional property with easy access to all the local amenities of Broadway, Horton and Ilminster while enjoying the tranquility of a countryside setting. Tucked away in a small, well-designed cul de sac of similar properties and enjoying an unusual level of privacy this exceptionally roomy bungalow has been recently refurbished including upgraded heating / hot water system and new carpets giving you the chance to move in to a property with the minimum of effort. Set on a substantial 0.29-acre plot, it has real sense of light, space and modern comforts both inside and out. Large enough for a family, yet low-maintenance enough for those looking for single-level living the four bedroom, two reception room layout offers great versatility with the additional space you might need for visiting friends and family.

As you step through the front door from the useful storm porch you are greeted by an exceptionally spacious hallway flooded with natural light from the dining area and featuring elegant tiled flooring that flows seamlessly into the dining room, kitchen, and utility room. Stylish internal doors open to all rooms, including a well-appointed cloakroom.



The heart of the home is the beautifully refurbished kitchen, adorned with contemporary light grey units and complementary work surfaces incorporating built-in appliances. These include a dishwasher, electric hob with stainless steel cooker hood and double oven. The units comprise both standard and deep pan drawers, cupboards, wine rack and superb walk-in corner pantry cupboard with shelving. This is all complemented by stunning aqua glazed metro tiled splashbacks.

Adjacent to the kitchen is a convenient utility room, providing additional storage and laundry facilities as well as housing the oil fired central heating boiler. An opening leads through to the dining area giving just the right amount of separation but still having a more open-plan, sociable feel. The dining area opens to the garden as does the adjoining sitting room, with its double aspect and modern wood-burning stove set on a slate hearth giving you that extra focal point and cosy glow in the winter months.

The capacious entrance hall leads through to an inner hall including the airing cupboard, and leading to four generous bedrooms giving you the flexibility to use them as bedrooms or additional reception rooms. The master bedroom boasts a particular roomy en suite featuring a large walk-in shower area including stone tiled floor and integral drain with glass screen. The family bathroom includes both a bath and separate double shower, as well as an additional built-in linen cupboard.

#### Outside

Outside, the property continues to impress with its ample driveway parking spaces leading to a double garage with two up and over doors, power and light, offering additional storage and convenience.

The mature, sunny gardens surrounding the bungalow to the front, side and rear provide privacy and a tranquil outdoor space, perfect for relaxation and entertaining, with patio areas, sweeping lawns and borders and a mature apple tree. To one side the oil tank is screened by trellis. Nearest the

house, adjoining the utility room door is a useful outdoor tap and access through to the front driveway.

#### Situation

Carlan Stepps is a cul-de-sac near the centre of the attractive village of Broadway. The medical centre, village hall, local primary school and parish church are within easy reach. So too, is the Bell Inn which is a very popular place to eat and drink locally. The village has excellent road links, being just a short drive away from the A303 and also the A358 which connects with Taunton and the M5. The combined villages of Broadway and Horton have a great range of clubs and societies for those who like to become involved in the community. There is a thriving cricket club and other societies the details of which can be found on the parish websites. There is also a post office and shop in Horton and two children's play-grounds.

The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award winning butchers, delicatessen,





cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials. The town also has range of hairdressing salons / barbers, health and beauty establishments, dry cleaners and wonderful well-stocked hardware store.

#### Services

Mains water, drainage, and electricity are connected. Oil fired central heating including new radiators, hot water cylinder and piping.

Superfast broadband is available in the area. Mobile signal is likely to be available outdoors from all four major providers, although indoors you may be more restricted to voice calls only via the Vodafone network. Information provided by Ofcom.org.uk

#### Tenure

Freehold

#### Council Tax

Council Tax Band F - Somerset Council

#### Property Information

As is common, the title register refers to rights and restrictive covenants. A copy can be provided upon request if a prospective buyer would like to take advice on these prior to a viewing.



**Directions**

From Ilminster proceed north on the A358 towards Taunton and take the first turning left towards Broadway. Proceed into the village passing the Doctors Surgery on the left and Neroche Primary School. Continue through the village passing The Bell Inn and the turning to Tanyard on your left. Carlan Stepps is the next turning on your left, and as you pull up into the cul de sac, the property is located at the bottom of the cul de sac.

**Broadway, Ilminster**

Approximate Area = 1761 sq ft / 163.6 sq m

Garage = 342 sq ft / 31.8 sq m

Total = 2103 sq ft / 195.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

ILM/KJS/02/07/2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Symonds & Sampson. REF: 1148719



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