



74 Lower Meadow, Ilminster

74 Lower Meadow

Iminster
TA19 9DP

A link-detached house featuring a cleverly designed interior to maximize its corner location, along with a spacious garage and a sheltered garden.



- Clever internal layout to maximise space
 - Roomy entrance hall
- Separate study perfect to work from home
- Two separate dual aspect reception rooms
 - Spacious single garage
 - Sheltered enclosed garden
- Level walk to recreation ground and doctors' surgeries

Guide Price £390,000

Freehold

Iminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE DWELLING

Located in a popular residential area convenient to the local recreation ground, sports fields, schools, and doctors' surgeries, this excellent family home sits on a corner plot with a low-maintenance, sheltered garden at the rear. Perfect for working from home, the thoughtful design includes a separate ground floor study. Those in need of storage will appreciate the larger-than-average single garage. Many rooms are dual aspect, creating a light and airy atmosphere throughout the home.

ACCOMMODATION

The spacious hallway features a turning staircase to the first floor and a convenient understairs alcove, perfect for a pet or extra storage. The modern kitchen at the front of the house boasts updated sleek grey gloss units with built-in appliances, including a dishwasher, fridge freezer, electric hob, and cooker hood, all enhanced by navy blue metro tiling. The two generously sized reception rooms are dual aspect, each offering access to the rear garden through French doors. An additional ground floor study is perfect for those working from home or can serve as a separate playroom or family room for children. The landing includes a roomy airing cupboard and leads to a family bathroom with a modern white suite, featuring a bath with a shower overhead. All four bedrooms are spacious, with the master bedroom offering an en suite shower room and the option for a larger dual aspect guest room at the opposite end of the landing.

OUTSIDE

The front garden is covered with gravel and enclosed by attractive

railings. There may be scope to create additional off road parking subject to the necessary consents. The garage, situated on the east side of the house, is slightly larger than the average single garage on this development due to the plot's angles. It features a roller shutter door at the front and rear access into the back garden. The fully enclosed rear garden includes patio areas extending from both sets of french doors, and low-maintenance artificial grass. The borders are dotted with small trees, including acers and birch. Additionally, there are outdoor power points and a timber storage shed.

SITUATION

Lower Meadow is a modern development on the southern side of the town and ideally placed for families with a level walk to the recreation ground, play area and tennis courts, and close to the start of the Ilminster - Chard cycle path. It's also conveniently placed within a short walk of the doctors' surgeries and local schools, as well as the wide range of facilities in the town centre. The local stores are mostly centred around the market square and 15th century Minster church and have everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, clothes boutiques and gift shops. The town is also well served by a town-centre Tesco store with ample free parking just a short walk from the town centre. 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 too, including pubs, restaurants, cafes and takeaways. The town also benefits from several hairdressers / beauty salons and a dental

surgery as well as modern health centre on the southern side of the town with two doctors' surgeries. 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 newly merged primary school – Herne View.

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. Mobile signal indoors is likely to be unavailable or limited, however, the vendors inform us they have had no issues with signal from Sky or Tesco. Outdoors you are likely to receive a signal from all four major providers.

MATERIAL INFORMATION

Council Tax - Somerset Council Band D

As is common, the title register mentions various rights and covenants and the office can provide a copy of the title register on request if any prospective viewers would like to ask their legal representative to check through these.

The vendors have informed us that there is a form of CCTV at the property but that this will not be recording at the time of viewings.



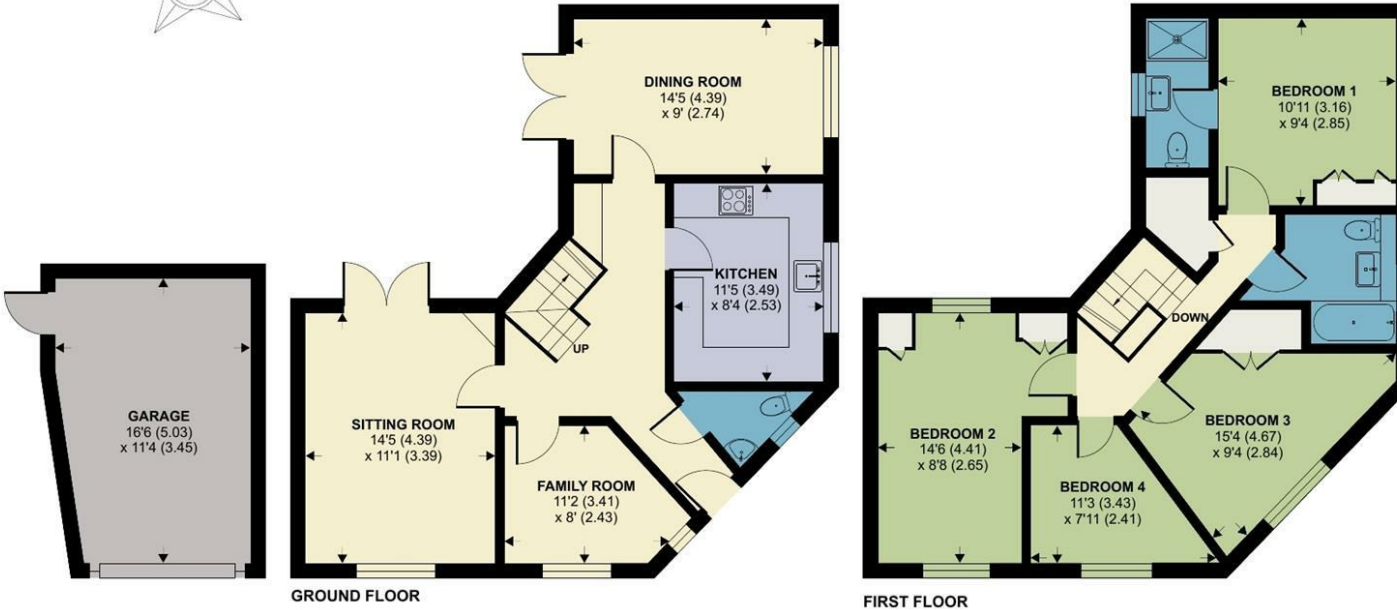
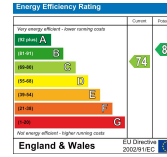
Lower Meadow, Ilminster

Approximate Area = 1274 sq ft / 118.3 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1452 sq ft / 134.8 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1159695



ILM/JH/24/07/2024



01460 200790

ilminster@symondsandsampson.co.uk
 Symonds & Sampson, 21 East Street,
 Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT