



Symonds
& Sampson

65, Adams Meadow
Ilminster, Somerset

65

Adams Meadow

Ilminster

Somerset TA19 9DB

With its unusually spacious semi-open plan layout, this super mid-terrace home with single garage lies just a stone's throw from the cycle path taking you into open countryside.



- Beautifully presented terraced home
- Popular cul-de-sac on town edge
- Close to Chard-Ilminster off road cycle path
 - Great access to countryside walks
- Unusually spacious semi-open plan layout
- Gas central heating, UPVC double glazing
 - Single garage in adjacent block



Offers In Excess Of £220,000

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE DWELLING

With an unusually spacious and interesting semi-open plan layout, this super two bedroom house on the edge of town is very well presented throughout. Ideal for those needing easy level access to the recreation ground, sports clubs and doctors surgeries it would make a perfect first or second time buy, or equally would suit someone downsizing to a lower maintenance home. Just a short walk from the cycle path that takes you into open countryside, it's also ideal for those with four-legged family members. As an added bonus there is easy access via the back garden gate to its own single garage in the adjacent block.

ACCOMMODATION

The semi-open plan layout gives a great feeling of space, with well-proportioned living room incorporating a separate dining area. In turn this flows through to an adjoining fitted kitchen overlooking the rear garden and the conservatory. The kitchen is fitted with modern white gloss units it incorporates a gas hob, double electric under counter oven and stainless steel cooker hood. The boiler is discreetly tucked away to one corner. Adjoining is a useful inner lobby providing space to hang coats etc and a useful downstairs cloakroom. Upstairs, the master bedroom at the front has a well-appointed en suite shower room, an unusual bonus for a two bedroom property. The second bedroom at the rear has the benefit of the main bathroom, also attractively fitted with a contemporary suite finished with neutral stone-effect tiling.

OUTSIDE

The front garden is enclosed by attractive railings and a pedestrian

gate, making it a little safer for those with young children. At the rear the garden has a paved patio, low-maintenance artificial grass and a shrub border. There is also an outside tap adjoining the house, and a rear pedestrian access gate provides access to the footpath shared with the neighbour, leading into the vehicular area at the end of the terrace. A single garage is located within the adjacent block and has a roller-shutter door.

SITUATION

Adams Meadow is located on the south-western edge of the town and ideally placed with a level walk to the recreation ground, play area and tennis courts, and adjacent to the Ilminster - Chard cycle path which follows the route of the disused railway line through the South Somerset countryside and very popular with dog-walkers and cyclists. It's also conveniently placed within a short walk of the doctors' surgeries and local schools. The wide range of facilities in the town centre are just under 1 mile away to the north east. 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. The primary school Herne View, covers ages 4-11 and is located on two sites within the town. There are also various nurseries / pre-school facilities locally. Ilminster Arts centre is a vibrant arts venue with licensed cafe. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358.

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available in the area. Whilst mobile signal indoors at this address is likely to be limited from any network, you are likely to receive a signal outdoors from all four major providers.

MATERIAL INFORMATION

Council Tax - Somerset Council Band B

The current owners have a Ring doorbell at the property and this may be recording at the time of viewings.

Permission has now been granted for development of the land to the south of the cycle path. For up to date information on the exact details please consult the Somerset Council planning portal <https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>

As is common for modern developments, the title contains mention of restrictive covenants and easements and buyers are requested to check these with their legal representative. A copy can be provided on request.

DIRECTIONS

What3words:///apes.ember.copes



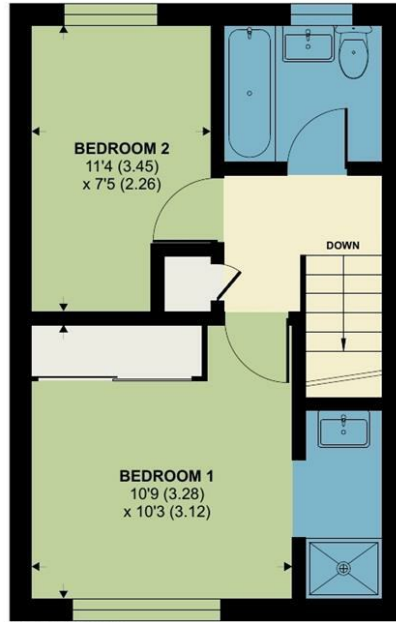
Adams Meadow, Ilminster

Approximate Area = 708 sq ft / 65.7 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 853 sq ft / 79.1 sq m
 For identification only - Not to scale

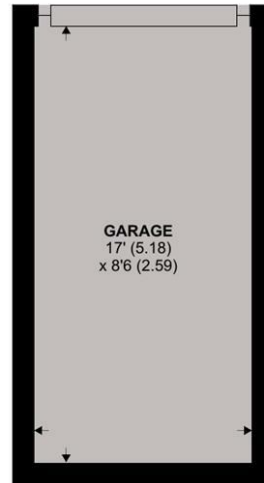
Energy Efficiency Rating		Current	Potential
Overall Energy Rating	A	72	89
Heating	B		
Hot Water	B		
Lighting	B		
Walls	B		
Floors	B		
Roofs	B		
Windows	B		
Doors	B		
Low Energy Lighting	C		
<small>Energy Performance Certificate (EPC) is a legal requirement for all properties in England & Wales. EU Directive 2002/91/EC.</small>			



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1159954



ILM/KJS/24/07/2024



01460 200790

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



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