

Symonds
& Sampson



Flat 2

14 Silver Street, Ilminster, Somerset

Flat 2

14, Silver Street
Ilminster
Somerset TA19 0DJ

A attractively modernised first-floor one-bedroom apartment, right in the heart of the pretty town centre.



- Town centre location
- Within walking distance of amenities
 - Close to local countryside
- Attractively modernised throughout



Guide Price £125,000

Leasehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE DWELLING

For those who want the convenience of facilities right on your doorstep, this one bedroom apartment is located in an attractive period property and boasts light and airy accommodation overlooking the pretty town centre conservation area.

ACCOMMODATION

Entering the property from the side of the building over a shared right of way, the communal entrance includes individual post-boxes for each flat and a further secure door with intercom system opening into the entrance hall. One flight of stairs lead up to the first floor where on the right the apartment is located.

The front door for this property opens into an entrance hall with space to hang coats and the intercom entry system. The hall also houses an airing cupboard with recently upgraded electric hot water system and slatted shelving. To one side is a double bedroom, and bathroom both with westerly facing windows. The bathroom is fitted with a contemporary white suite including large walk in shower, WC and pedestal wash hand basin.

Beyond the hall is a bright and airy southerly-facing open plan living space. The recently replaced kitchen has a range of fitted units with work surfaces over incorporating a sink

unit, electric cooker and further space for white goods. Glazed windows overlook the pretty street scene and enjoy views across the rooftops.

SITUATION

In Ilminster town, 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, cafe's 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 for ages 4 – 11 years.

SERVICES

Mains water, drainage and electricity are connected. Electric heating and hot water provision.

Ultrafast broadband is available. Mobile signal is likely to be limited indoors and you may prefer to use Wifi calling. However, outdoors it is likely to be available from all four major networks. Information from Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council - Band A

Lease details - 125 year lease from 24th June 1990
Ground Rent £50 per annum rising to £175 during lease period and additional rent
Service Charge currently £1440 per annum
Block managing agent - GTH Taunton

The apartments are located above a cafe / restaurant.

We are happy to provide a copy of the leasehold title if buyers would prefer to check any point prior to making an appointment to view.

DIRECTIONS

What3words:///flipper.select.paddlers

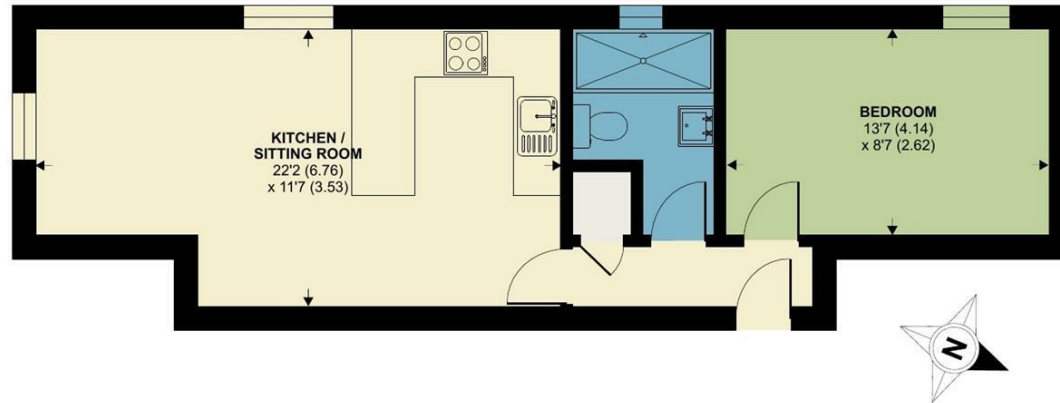


Energy Efficiency Rating		Current	Potential
The energy efficiency of a dwelling is measured on a scale from A (most efficient) to G (least efficient).			
Very energy efficient (lowest energy costs)	A		
Energy efficient (low energy costs)	B		
Decent energy efficiency (medium energy costs)	C		
Below average energy efficiency (high energy costs)	D		
Poor energy efficiency (very high energy costs)	E		
Very poor energy efficiency (extremely high energy costs)	F		
Least energy efficient (highest energy costs)	G	73	22
Minimum energy efficiency standard (MEES) for England & Wales (2020/11/01)			

Silver Street, Ilminster

Approximate Area = 449 sq ft / 41.7 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1167703



Ilm/JH/090824



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