



Symonds
& Sampson

27 High Street

Ilminster, Somerset

27 High Street

Ilminster
Somerset TA19 9AW

A great buy for those happy to put their own stamp on a property, this period terrace house lies in an elevated position within walking distance of the town centre.



- Period terrace house with potential for improvement
 - Located in the conservation area
- Within walking distance of town centre
 - Offered for sale with no chain
 - Ideal first time buy

Guide Price £165,000
Freehold

Ilminster Sales
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THE PROPERTY

Ideal for those looking for a good size property with potential, this period terraced house is located within a short walk of the town centre facilities and enjoys an elevated position with views across the rooftops towards the countryside. Whilst it's fair to say the property would benefit from some improvement its a great opportunity for you to "make it your own" and it is offered for sale with no onward chain.

ACCOMMODATION

The front door opens straight into a good size living room with a sunny aspect to the front and views across the town towards the countryside in the distance. A fireplace currently houses a villager woodburning stove. At the rear, a lobby leads out to the rear garden and also offers some storage under the stairs which lead up to the first floor. To one side is a kitchen overlooking the rear garden. Whilst you may prefer to update the units, there is currently a built-in hob and double oven, alongside an integrated fridge and freezer. There is also space for one or two under surface appliances such as a washing machine. Upstairs there are three bedrooms, the two front rooms enjoying far reaching views across town and the larger bedroom being located at the rear away from the High Street. The bathroom includes a white suite with shower over the bath.

OUTSIDE

The property is approached over the raised pavement that runs along the front of High Street / Strawberry Bank. An alleyway to the side belongs to the neighbouring property but provides a right

of way to the rear garden, which is slightly elevated behind the property. There are stepped areas of hardstanding, and a more conventional area of garden beyond which is currently overgrown but offers a great deal of potential. It is partly enclosed by a stone wall on the east side, and a timber fence on the west side. There is also an outside tap at the rear of the house. Please see our Material Information section in relation to rights of way in the rear courtyard / garden.

SITUATION

Ilminster is one of South-Somerset's prettiest market towns and everything needed for day to day living is on the doorstep. There is a wide variety of independent stores centred on the market square and 15th century Minster Church. The town is well served by a modern health centre, a dental surgery, two schools, a Tesco store and town centre Co-op / Peacocks store, hairdressers, cafes, pubs and takeaways. The nearest mainline station is 10 minutes away in Crewkerne (London Waterloo-Exeter). Taunton Station serves Bath, Bristol and London Paddington. Within a 30-minute drive lies the Jurassic Coast World Heritage site and the famous seaside town of Lyme Regis. Herne View Primary school is based over two sites in the town and caters for children from 4-11 although there are also good nurseries and pre-schools within easy reach. The town centre also provides easy access to the Dillington estate permitted pathways and Sustrans cycle route 33, meaning you can be in the open countryside within a few minutes walk.

DIRECTIONS

What3words:///prank.rectangular.intelligible

SERVICES

Mains water, electricity and drainage are connected.

Ultrafast broadband is available in the area. Mobile signal indoors is most likely from the EE or Three networks, but outdoors a signal is likely from all four major networks. Information provided by Ofcom.org.uk.

MATERIAL INFORMATION

Somerset Council - Tax Band B

The property has an area of flying freehold, where the first floor extends over the adjoining alleyway on the ground floor which is not included in the title. Please note, the title register states that this property has also been known previously as 26 High Street.

The property is located in a designated conservation area. There is a pending planning application for one dwelling on the land south of Letham Court, abutting the end of the rear garden of this property Ref 20/03045/FUL.

The title shows there may be rights of way across the garden, not all of which appear to currently be in use. Please contact the office or ask our viewing representative at the time of viewing for further details.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (91-100)	
A+ (81-90)	
A (71-80)	
B (61-70)	
C (51-60)	
D (41-50)	
E (31-40)	
F (21-30)	
G (1-20)	
Very energy inefficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

High Street, Ilminster

Approximate Area = 754 sq ft / 70.1 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). © nrichcom 2024. Produced for Symonds & Sampson. REF: 1175174



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