

Symonds
& Sampson

70 Adams Meadow
Ilminster, Somerset

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Adams Meadow

Ilminster
Somerset TA19 9DD

With a lovely layout, and surprisingly private and well-established garden, this lovely semi is tucked away close to the cycle-path that takes you into open countryside and has the benefit of an adjoining driveway and single garage.

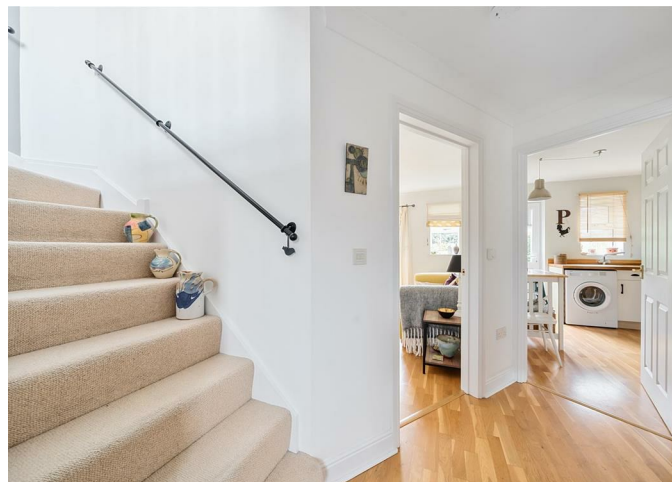


- Close to cycle-path and countryside
- Surprisingly private south-westerly facing garden
- Gas central heating and double glazing
- Adjoining single garage and driveway
- Offered for sale with no onward chain



Guide Price £280,000
Freehold (with long leasehold single garage)

Ilminster Sales
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THE PROPERTY

This is the perfect home for those who want the convenience of town, but to be nice and close to countryside walks. The attractive layout offers more of a traditional feel, ideal for those who want to have a separate formal dining room, or keep a spare reception room free to work from home. Ideal if you're moving up the ladder from a two-bed home or down the ladder to a lower-maintenance property, this lovely home is offered for sale with no onward chain.

ACCOMMODATION

Timber flooring flows throughout the ground floor, unifying the spaces. There's a handy downstairs WC to one side, and a formal dining room at the front of the property. The sitting room overlooks the rear garden and is flooded with light from the French doors which open out onto the patio. Likewise, the fitted kitchen also has a door at the rear, and is fitted with a range of attractive units with oak worktops. There's a space for an electric cooker with cooker hood over, space for an under counter fridge and also for your washing machine. To one side there is currently fitted shelving and this is the ideal spot if you would like to add a small breakfast bar or table.

The roomy first floor landing houses the airing cupboard with hot water cylinder and slatted shelving. Three bedrooms include a master with en suite shower room and both of the larger bedrooms have useful fitted wardrobes. The pleasant family bathroom includes a white suite with electric shower over the bath.

OUTSIDE

It's clear to see that the outside spaces have been enjoyed by a keen gardener, with a prairie-style front border including ornamental grasses and echinacea. A shared vehicular access to the front leads around to the side of the house where a driveway adjoining the property provides off road parking and access to the single garage, located underneath a coach house apartment (see Material Information section). Conveniently the garage has a roller shutter door and an additional pedestrian door opening directly into the rear garden making it ideal for storage and for locating a freezer etc, as there is also power and light

connected. A side gateway from the driveway also keeps the garden private and secure. The rear garden backs onto a mature hedgerow with a pathway beyond, creating a wildlife friendly buffer between Adams Meadow and the adjoining development of Swanmead Drive. The garden itself therefore has a good degree of privacy for a modern property, and has been well laid out with block-paved effect pathways, patio and well-stocked perennial borders including standard tree and box topiary for year-round structure. The sunny aspect makes it a real sun trap, particularly in the summer afternoons and evenings.

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.

DIRECTIONS

What3words///purely.carefully.mows

SERVICES

Mains electricity, gas and water are connected. Mains drainage.

Ultrafast broadband is available in the area. Mobile signal may be limited or unavailable indoors and you may prefer to use Wifi calling. However, outdoors it is likely to be available from all four major networks. Informtaion provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band C

There are approved plans for further housing development on the south-west side of Ilminster on the opposite side of the cycle path. This can be viewed, alongside all other planning applications in the general vicinity on the Somerset Council Planning portal and the office is happy to send a link to prospective buyers this if required.

The property is being sold by executors and they are not able to fully answer our standard questions as they have not lived at the property themselves. The executors and beneficiaries have provided any information they have in good faith but prospective buyers are advised to double check any points that are of particular interest to them, through their own research.

The house is freehold and (as is common on some modern developments) the garage is a long (999 year) leasehold title from January 2001, being located beneath a coach house apartment. The ground rent payable is £25 per annum.

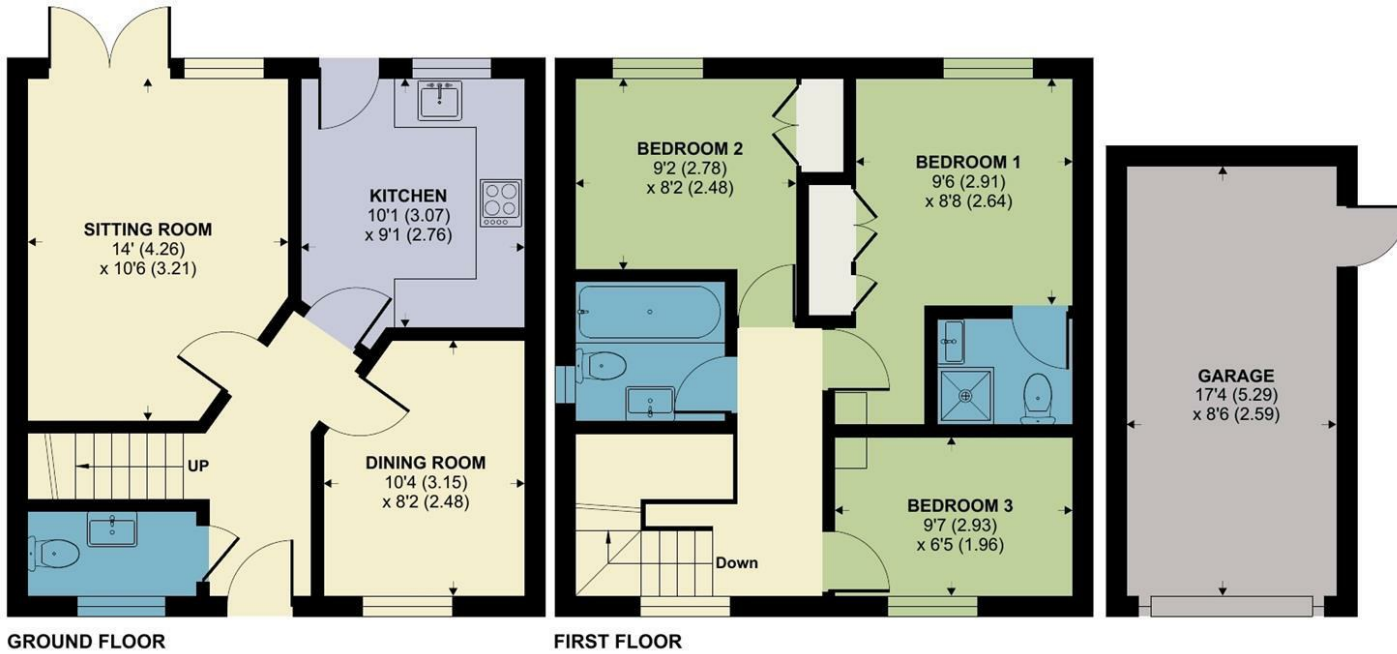
As this is a probate sale, we can confirm that the Grant of Probate has already been issued.



Energy Efficiency Rating	
Energy Efficiency Class	Current
Very energy efficient (green rating code)	
A	
B	
C	71
D	
E	
F	
G	
Very energy inefficient (red rating code)	
England & Wales	

Adams Meadow, Ilminster

Approximate Area = 840 sq ft / 78 sq m
 Garage = 147 sq ft / 13.7 sq m
 Total = 987 sq ft / 91.7 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1193076



ILM/JH/260924



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