



7 The Key, Ditton Street, Ilminster, Somerset TA19 0BQ

Offered for sale with no onward chain, this first / second floor one bedroom flat lies right in the heart of the town centre, close to local amenities.



- First / Second floor apartment
- Offered for sale with no onward chain
- Close to a wide range of facilities
- Grade II listed
- Conservation area in town centre

Guide Price **£85,000**

Leasehold

THE PROPERTY

Ideal for first time buyers or those downsizing and needing to be close to facilities, this one bedroom first / second floor flat is located in an historic Grade II listed building right in the heart of the town centre. The elevated position even offers glimpses of the local countryside across the rooftops.

ACCOMMODATION

The shared front door opens into a communal hall shared with the other two flats in the building. Stairs rise to a shared first floor landing where the private door for this property opens into a first floor entrance hall with easterly window flooding the hall with light. Stairs lead up to the second floor where a fitted cupboard includes hanging space for coats etc and further shelved storage perfect for bags and shoes. A westerly facing window makes the most of the later sunshine. There's a double bedroom to the front overlooking the street, with a good size built in wardrobe over the stairs. Glazed doors lead from the hallway into a living room with feature fireplace (not in use) and a large opening through to a kitchen which has room for a small table if preferred. The units include a stainless steel sink with electric water heater beneath. There is room to the side for an electric cooker and your own fridge freezer. The fully tiled shower room is fitted with a white suite including corner shower with electric shower unit, WC and wash hand basin.

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:///snowballs.somewhere.conqueror

SERVICES

Mains electricity, water and drainage are connected.

Superfast broadband is available in the area. Mobile signal is likely to be limited indoors but outdoors is likely to be available from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council - Tax Band A

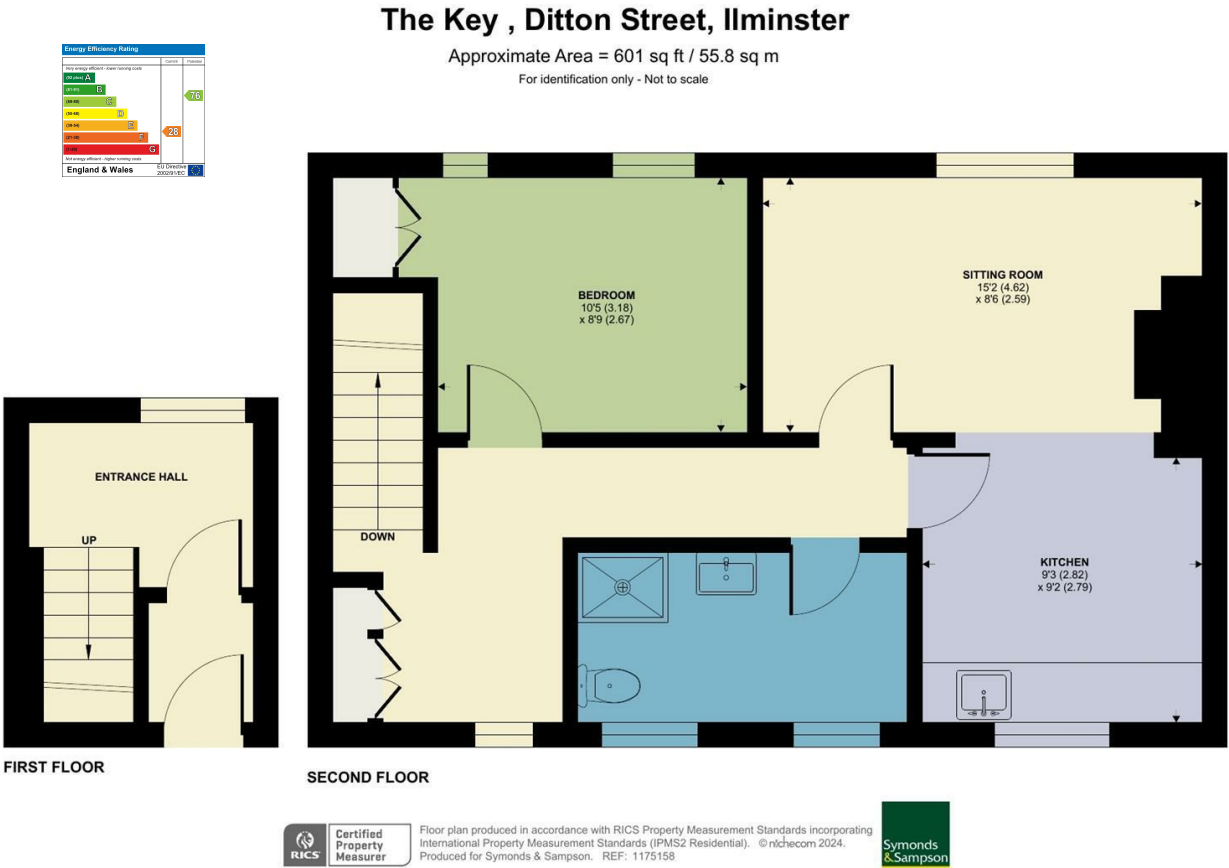
Leasehold information
999 years from 9 December 1985

Please speak to the office regarding the current freehold / absentee landlord, and the provision in place for this. Although the register makes mention of £20 per annum ground rent historically, the vendor informs us there is no ground rent or service charge currently payable. Any ongoing maintenance costs are split between the leaseholders. The office is happy to provide a copy of the current title register should a prospective buyer wish to check this and any other elements of the lease via their legal representative.

Flooding - the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk> gives the flood risk of an area, not a specific property. The owner reports that he is not aware of any flooding at this property during his ownership although he has not lived at the property himself.

The property is located within the designated Conservation Area. The agents are currently liaising with Historic England whether the property is Grade II listed as the records are not clear. As the current EPC rating is too low for the rental market, improvements may need to be made and more advice on exemptions for listed buildings can be found on the Government website <https://www.gov.uk/government/publications/private-rented-sector-minimum-energy-efficiency-standard-exemptions/guidance-on-prs-exemptions-and-exemptions-register-evidence-requirements>

The property is located in the town's designated conservation area.



ILM/AW/080725



01460 200790
ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



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