

Garden Cottage

St. Peters Close, Ilton, Ilminster, Somerset

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Ilton
Ilminster
Somerset TA19 9HU

Of interest to cash buyers only, this is a rare chance for you to finish an incomplete new build property with good size garden, to your own specification.



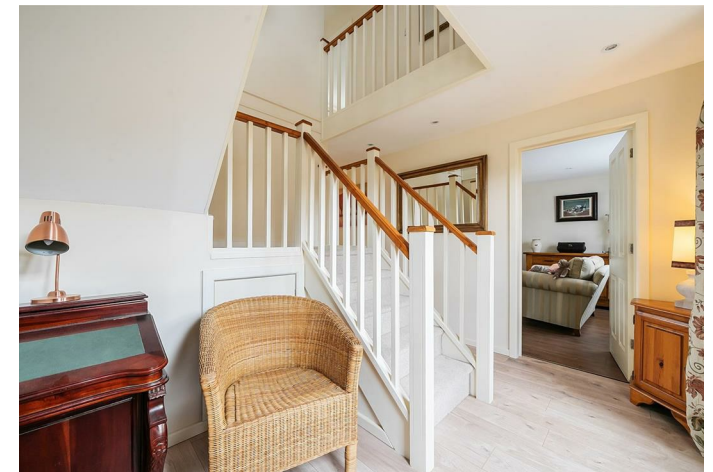
- For CASH BUYERS ONLY

- Detached house in need of completion
- Cul-de-sac position in convenient village
- Four double bedrooms, two bathrooms
- Good size garden, private driveway

Guide Price £280,000

Freehold

Ilminster Sales
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THE PROPERTY

This new build property was granted planning permission in 2018 (reference 18/03502/FUL) and has been a labour of love by the current owner occupiers. There are still works to be completed including (but not exclusively) installation and connection of air source heating, replacement patio doors, external finishing, connection to the mains sewerage system, further wiring works and landscaping. However, the current owners are in residence and are currently making use of electricity for heating and hot water provision, alongside a woodburning stove for additional heat. We understand that the building control department of Somerset Council have been involved during the necessary stages but would not be due to reinspect until further works are completed. This is a chance for someone with the necessary skills and cash funds to take on the baton and finish to their own specification.

ACCOMMODATION

The welcoming entrance hall offers a glimpse of the galleried landing above and features an understairs storage cupboard, as well as a rear lobby that leads to a practical downstairs cloakroom and a dedicated study overlooking the rear garden. To one side, a spacious dual-aspect sitting room boasts a feature fireplace with a woodburning stove and opens onto the garden through patio doors.

Opposite, the bright and sociable triple-aspect kitchen/dining room also provides garden access and is equipped with a range of fitted units, including a built-in electric oven and hob, plus space for both a dishwasher and washing machine.

Upstairs, the galleried landing leads to four double bedrooms, three of which include built-in storage. The master bedroom benefits from an attractive en suite shower room, while a separate family shower room is also available—with potential to convert it into a full bathroom, if desired.





OUTSIDE

The property is approached through private gates onto a driveway with access to the front door. The frontage is fully enclosed by a wall creating a good sense of privacy.

There is a good size garden extending to the rear which offers a wealth of possibilities for a new owner. A non-compliant private drainage system is currently located at the rear pending connection to the mains sewer for which the vendor has relevant paperwork.



SITUATION

Ilton is a convenient village just a few minutes' drive from Ilminster and benefits from facilities including a pre-school and primary school, cricket club, public house, and village hall.

The pretty town centre of Ilminster offers a range of day to day amenities, the local stores being mostly centred around the market square and 15th century Minster church. They have everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, 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 as well as a town centre Co-op / Peacocks store. Alongside Tesco is a popular bowls club and tennis club. There is also a town library. Ilminster Arts centre is a vibrant arts venue with cafe and the town also has a well supported local theatre. There are plenty of other places to eat including cafes and takeaways. There are 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. There is also another doctors' surgery at Broadway, which is closer to Ilton.



DIRECTIONS

What3words/////factor.smelter.mystified

SERVICES

Mains water and electricity. Drainage is currently via an uncompliant private system last emptied March 2025, with permission to connect into the mains sewerage system.

Ofcom.org.uk do not provide information for this specific address, however a search under neighbouring addresses suggests that Ultrafast broadband is available. Likewise, it

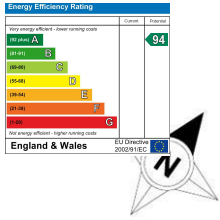
appears that mobile signal could be limited or unavailable indoors but outdoors you are likely to receive a mobile signal from all four major networks.

MATERIAL INFORMATION

Somerset Council Tax Band E

As stated above, the property is an unfinished project and therefore does not have any building regulations completion certificate due to the incomplete nature of the build. This will have implications for anyone who requires mortgage finance.

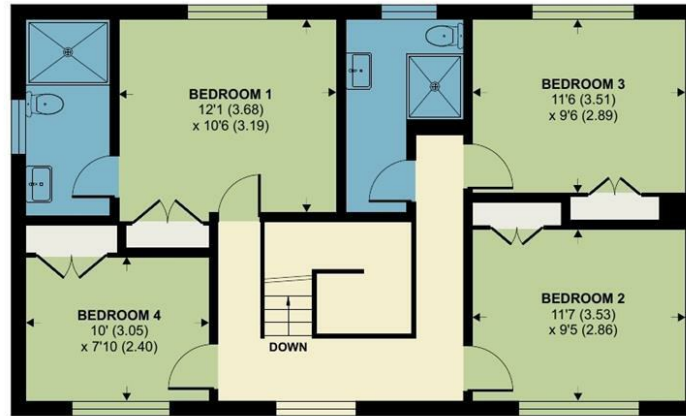
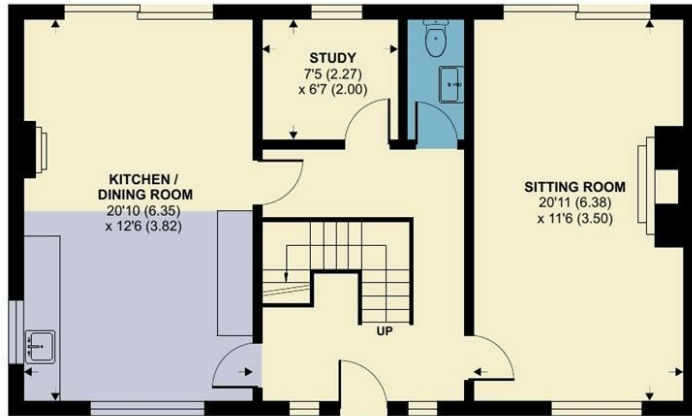
Please note, the rating provided is from a Predicted SAP assessment and is not the EPC for the complete build which would be carried out once the property has been finished.



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Approximate Area = 1502 sq ft / 139.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1278231



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