

Symonds
& Sampson

20 George Maher Court

Shudrick Lane, Ilminster, Somerset

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Shudrick Lane
Ilminster
Somerset TA19 0BP

A light and airy apartment with lovely countryside views,
right in the heart of the town.



- Spacious apartment for over 55's
- Right in the heart of the town centre
 - Lift to second floor
 - Lovely views to rear
 - Allocated parking
- Two double bedrooms including master with en suite

Guide Price £240,000

Leasehold

Ilminster Sales
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THE PROPERTY

The second floor position of this bright and spacious apartment provides a lovely outlook to the rear over the nearby countryside and makes the most of all the available natural light. Aided by the benefit of a lift in the communal area immediately adjoining the property, this makes it a practical proposition for those over 55 looking for a low maintenance home right in the heart of the pretty town centre, and within level walk of a great range of facilities.

ACCOMMODATION

Accessed via a ground floor communal entrance with lift and stairs, the second floor landing provides access to the front door of this apartment. Once inside, there's a good size hall with useful built-in double cupboard housing the hot water cylinder and shelving for linens, and a further storage cupboard for household items. As the property benefits from two double bedrooms and two sets of bathroom facilities it's perfect for those who like to have visitors, or could equally suit two friends or family members looking to move in together. The smart shower room includes a corner shower, vanity wash hand basin and concealed cistern WC, all finished with attractive peach and white tiling. Adjacent is a good size double bedroom with built-in triple wardrobe and views over the town centre. The master bedroom is an exceptional size and also includes two double built-in wardrobes with ample scope for other freestanding furniture too. This bedroom has its own generous en suite bathroom, again with modern suite.

Across the southerly side of the apartment is the spacious living / dining room affording lovely views towards the countryside.

Adjoining is a practical and attractive fitted kitchen with views across town towards the Blackdown Hills in the distance. The light birch fitted units include fridge freezer, gas hob, electric oven, slimline dishwasher and integrated washing machine.

The apartment benefits from gas central heating and double glazing.

OUTSIDE

The property is accessed through a private gated entrance giving peace of mind, with an allocated parking space for this property. There are pleasant communal gardens and an allocated area for refuse etc.

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/////circles.loudly.crinkled

SERVICES

Mains electricity, gas, water and drainage are connected. Gas central heating.

Superfast broadband is available. Mobile signal indoors could be limited and you may prefer to use Wifi calling, however outdoors a signal is likely from all four major network providers. Information provided by Ofcom.org.uk

A site manager is available during designated hours / days.

MATERIAL INFORMATION

Somerset Council Tax Band D

The development is for Over 55's only and buyers will be required to verify they are able to live independently.

Leasehold Information

Length of Lease - 125 years from 19 Nov 2004 - approximately 104 years remaining

Ground Rent - £258.17 every 6 months

Service Charge - £3284.52 per annum (billed as £821.13 quarterly)

Managed by - Broadleaf Management Services, Burley, Hants



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
Very energy efficient - lowest 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 - highest running costs		

England & Wales
EU Directive
2002/91/EC



Iminster

Approximate Area = 819 sq ft / 76 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1278006



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