



Symonds
& Sampson

8 Heron Way
Ilminster, Somerset

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Ilminster
Somerset TA19 0BX

In one of our most popular residential areas this good size house has an attractive internal layout, and the added bonus of a south-westerly facing rear garden.



- Popular residential area
- Just half a mile from the pretty town centre
 - Convenient for countryside footpaths
 - Attractive internal layout
 - Conservatory / garden room
 - Single garage and driveway parking

Guide Price **£295,000**

Freehold (Long Leasehold Garage)

Ilminster Sales
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THE PROPERTY

This property is tucked away from busy traffic in a sought-after small development on the southern side of Ilminster. Lying within half a mile of the pretty town centre, it's also close enough to the edge of town to lie within reach of lovely countryside footpaths. Offering the chance to buy a good size home with a family-friendly layout, not only are there three good size bedrooms (no argument about who has to have the box room!) but there's also a lovely conservatory on the ground floor giving you handy extra living space and an en suite shower room to the main bedroom, no doubt making mornings easier too.

ACCOMMODATION

On the ground floor the entrance hall includes a handy downstairs WC and built in cupboard for coats. There are no stairs in the hall, as they lead up from the well-proportioned living room at the back which also opens into a generous conservatory and then onto the rear decking and garden via bifold doors. At the front, the addition of a bay window to the kitchen makes it roomy enough for a table if you prefer although the current layout includes a breakfast bar to one side for more informal dining. The current units incorporate space for a gas range cooker, and additional spaces for a washing machine, dishwasher and fridge freezer, whilst the worktops include a stainless steel sink unit.

The landing provides access to the loft space and doors open to three good size bedrooms including a master with en suite shower room, and a family bathroom. This is fitted with a modern white suite including panelled bath with sink over, WC and wash hand basin.

OUTSIDE

The rear garden enjoys a pleasant south-westerly aspect with lawned garden including mature cherry tree. Beyond is a further fenced off section of garden including a timber garden shed. The garage is located at the end of the terrace beneath a coach house apartment, and has driveway parking to the front. There is a shared pedestrian access path providing rear access to the garden.

SITUATION

The property is located on the southern side of Ilminster but it's just a half mile walk into the pretty market town centre with its wide variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is also well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and close-by a town library. The market square is just a short walk away and also serves as the bus stop for local bus services to neighbouring towns and the Berry's Superfast coach service to London. Main line train stations can be found at Taunton (London Paddington / Bristol / Bath etc) and Crewkerne (London Waterloo / Exeter etc). Ilminster Arts Centre is a vibrant arts venue with café and there are plenty of other places to socialise including pubs, cafes, and restaurants. There are several take-away establishments. There's a dental surgery as well as modern health centre on the southern side of the town and a newly merged Primary School (Herne View). Ilminster is arguably one of South-Somerset's prettiest market towns and has everything you need for

day to day living on your doorstep. Should you need to go further afield it benefits from superb road links via the A303 and A358.

DIRECTIONS

What3words/////belief.concerned.revision

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. Mobile signal could be limited from some networks indoors and you may prefer to use Wifi calling, although you are most likely to receive a voice signal from the O2 network. However, mobile signal is likely outdoors from all four major networks.

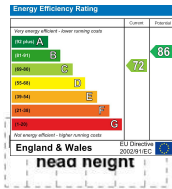
MATERIAL INFORMATION

Somerset Council Tax Band -C

The house is freehold tenure and (as is common on some modern developments) the garage is a long (999 year) leasehold title from 1st January 1998, being located beneath a coach house apartment. The ground rent payable is £1 per annum.

The property is currently let and the tenants are under notice to vacate. Please ask the office for further details if you need to complete within a certain timescale.

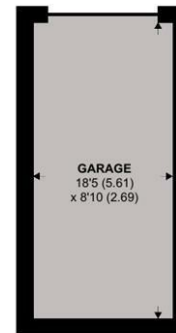
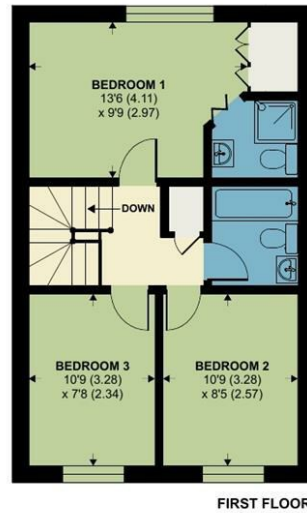
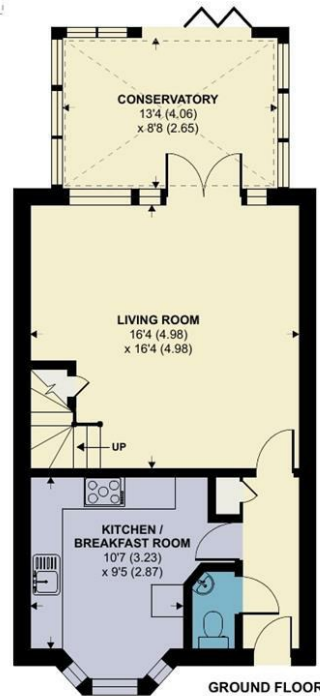




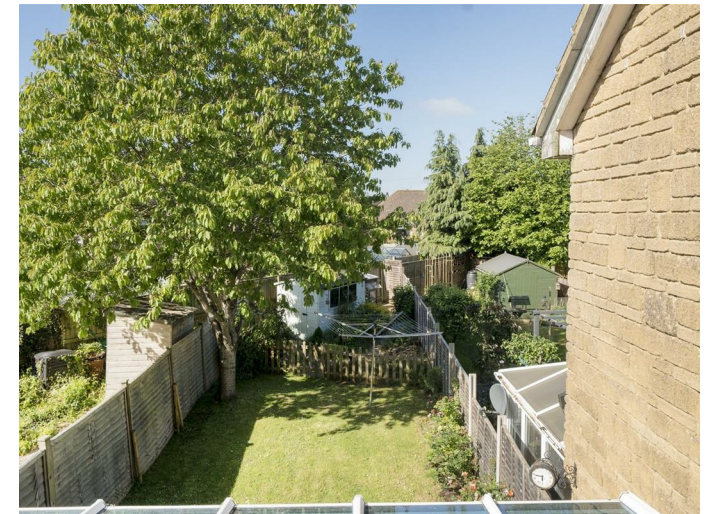
Ilminster

Approximate Area = 1212 sq ft / 112.5 sq m (includes garage)

For identification only - Not to scale



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: 1290363



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