



Symonds
& Sampson

22 Orchard Vale
Ilminster, Somerset

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Orchard Vale
Ilminster
Somerset TA19 0EU

The perfect first or second time buy for those in the "trade" perhaps, this super semi-detached home occupies a good plot with parking and needs some general TLC and improvement.



- Semi detached house in need of improvement
 - Plenty of potential
 - Two double bedrooms
 - First floor bathroom and separate WC
- Dual aspect sitting room with scope for french doors
- Kitchen / breakfast room with additional stores / pantry areas

Guide Price **£160,000**

Freehold

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THE PROPERTY

Tucked away in a cul de sac close to the recreation ground and local schools, this super two bedroom semi offers you lots of scope to make it your own. Whilst it already benefits from double glazed windows and doors, it would benefit from general updating and improvement throughout but would make a great first or second home for a young family looking for a home in such a convenient location with a good size garden and parking. It is offered for sale with no onward chain, perfect for you to make a start on any improvements post-completion but before you move in.

ACCOMMODATION

On the ground floor, a good size entrance lobby has plenty of space for coats and shoes, and opens through to a spacious dual-aspect sitting room. The vendors believe the original open fireplace and chimney is still in situ although there's currently a more modern electric fire and surround in its place (not currently in use). The kitchen / breakfast room is currently quite basic but offering plenty of space for a good refit. There's a double drainer single sink unit and cupboards, with space for both a washing machine and dishwasher, alongside further spaces for a fridge and electric cooker. To one side is a useful understairs cupboard with shelving. Beyond the kitchen is a useful side lobby with access to further great storage and the side pathway, ideal for unloading shopping etc as it contains a further built-in pantry cupboard and generous walk-in store with scope to convert this to a good size utility room or home office.

On the first floor there are two double bedrooms, both with built in

storage and views across the town towards the recreation ground and Herne Hill. At the rear of the landing is an airing cupboard housing the hot water cylinder with electric immersion heater, a separate WC and bathroom with metro tiling and an electric shower over the bath. The property currently has some modern electric radiators on the ground floor.

OUTSIDE

To the front of the property, a tarmac driveway provides parking for two vehicles plus an additional lawned area to one side which may be able to be incorporated to create further space if required. The side pathway is a good width providing easy access, and leads to the back garden which is a generous size and laid to lawn, predominantly enclosed by timber fencing and offering ample space for later extension of the property subject to the necessary consents, if required.

SITUATION

The property is located in a level location close to the recreation ground with playpark, cricket pitch and football fields close by. It is also within an easy level walk of the town centre facilities.

On a practical note, the doctors' surgeries are located on the same side of town, and there is good access for dog walking via local footpaths and the Chard – Ilminster cycle path. Of course, there is a wide range of facilities in the town centre. 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. Ilminster Arts centre is a vibrant arts venue with cafe. There are plenty of other places to eat and drink too, including pubs, cafes and takeaways.

The town has several hairdressers / beauty salons and a dental surgery. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358.

DIRECTIONS

What3words/////eased.meatballs.clocking

SERVICES

Mains electricity, water and drainage are connected.

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

MATERIAL INFORMATION

Somerset Council Tax Band B

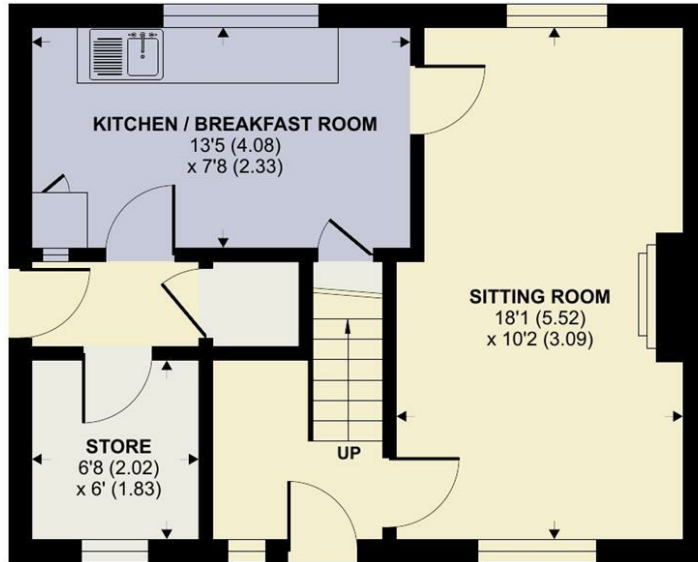




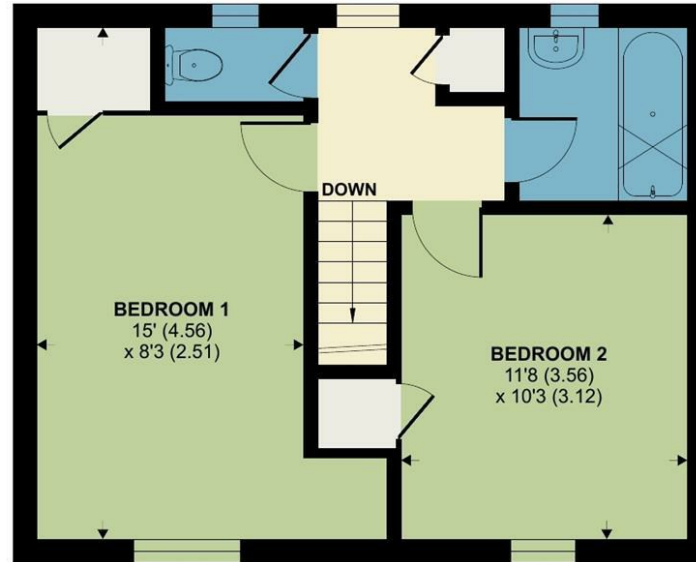
Orchard Vale, Ilminster

Approximate Area = 834 sq ft / 77.4 sq m

For identification only - Not to scale



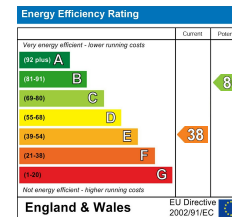
GROUND FLOOR



FIRST 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: 1287285



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