

Symonds
& Sampson



27 Riverside
Horton, Ilminster, Somerset

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Horton
Ilminster
Somerset TA19 9RS

Part of a small exclusive development in the village centre constructed in 2021, this traditionally-built bungalow offers stylish and practical single-level living. It's perfect if you're looking to downsize to something more manageable without compromising on living space.



- Spacious detached bungalow, completed 2021
 - Part of a small village development
- Three double bedrooms including master with en suite
- Practical wide entrance hall with plenty of storage
 - Stylish open plan kitchen / dining room
 - Sunny gardens, parking and single garage

Guide Price **£525,000**

Freehold

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THE PROPERTY

Set back in a small cul de sac, the property enjoys a private position with manageable south-westerly facing gardens. Surprisingly spacious and very well designed, the accommodation includes ample storage (a rare find in some newer properties), quality LVT flooring and oak internal doors as well as underfloor heating via air source heat pump.

ACCOMMODATION

The entrance hall is particularly spacious making it more practical than most, offering ample storage options including a cloak cupboard, laundry cupboard, and additional built-in storage. A separate utility area provides space for both a washing machine and tumble dryer, while a dedicated plant room houses the hot water and heating system equipment.

To one side of the home lies a generous open-plan kitchen, dining, and living area with triple-aspect windows that flood the space with natural light. French doors lead directly out to the garden, enhancing the indoor-outdoor flow. There's plenty of space for a large dining table and additional furnishings, making it an ideal area to relax and socialise in all day long. The contemporary kitchen features sleek units, a breakfast bar for casual meals, an electric oven, integrated microwave, dishwasher, fridge, freezer, and a Neff hob with stainless steel extractor hood.

Adjacent to the kitchen, a well-proportioned sitting room also opens onto the rear courtyard garden, providing a quiet retreat. The property offers three spacious double bedrooms, including a master bedroom with a generous selection of fitted wardrobes and a stylish en-suite shower room with a modern suite. A large family bathroom with both a bathtub and a separate shower completes the accommodation.





OUTSIDE

The private gardens are primarily situated on the south and west sides of the bungalow, with direct access from the main living areas, creating a seamless indoor-outdoor connection and allowing natural light to fill the home throughout the day. The main garden area to the south-west enjoys plenty of sunshine and has been thoughtfully landscaped with a small lawn and potted dwarf wisterias, adding a splash of seasonal colour.

Stone paving and pathways create an attractive layout, including a hardstanding area currently accommodating a summerhouse, which may be available by separate negotiation. A patio stretches along the side and rear of the kitchen/dining area, leading through

a timber archway to a paved and gravelled courtyard garden—ideal for container planting and featuring a convenient external power point. A timber shed, located at the rear, may also be available by negotiation.

On the east side of the property, there is a generous pathway for access to this side of the property for general maintenance, where the air source heat pump is also located.

A gate on the west side of the property opens to the front, passing a timber storage unit designed for recycling boxes and bins.

The front garden is well stocked and adds to the overall appeal of

the home. The property is approached via a shared block-paved area within the cul-de-sac, leading to the attached single garage and private parking spaces at the front.

SITUATION

The villages of Horton and Broadway lie adjacent to each other and have a range of village facilities between them. Each village has a thriving pub and for families there are two playgrounds, a pre-school and the well respected Neroche Primary School in Broadway. There is a post office in Horton, and various parish churches of different denominations locally. The combined villages have a great range of clubs and societies including a thriving cricket club for those who like to get involved in the community.



There is also an NHS medical centre within Broadway. The pretty market town of Ilminster lies just over 3 miles from the property and has a wonderful range of independent stores including award-winning butchers, delicatessen, cheese and dairy shop, and greengrocers as well as two town centre supermarkets for your everyday essentials. The village is very popular with buyers looking for a village location who need to remain close to good road links via the A303 and A358, connecting with the M5 at Taunton.

DIRECTIONS

What3words/////pupils.unsecured.campsites

SERVICES

Mains electricity, water and drainage are connected. Underfloor

heating via air source heat pump.

Superfast broadband is available. Mobile signal indoors could be limited and you may prefer to use Wifi calling. (However, the vendor informs us they do receive a good signal from the Three network). Mobile signal outdoors is likely from all four major networks. Information from Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band E

We are awaiting a grant of probate, so any prospective buyers looking to exchange contracts within a particular timescale are



welcome to speak to the office regarding an update on the timescale for this.

The property will be sold with the remainder of the Protek warranty provided by the original developer at the time of construction / completion. Please ask the office for a copy of the warranty information. If you require any mortgage finance we always advise you to check your lender is happy with the warranty provided on any second-hand property in advance.

Energy Efficiency Rating	
For energy efficient - lower rating is better	
100-120 kWh/m ² /yr	A
80-100 kWh/m ² /yr	B
60-80 kWh/m ² /yr	C
40-60 kWh/m ² /yr	D
20-40 kWh/m ² /yr	E
10-20 kWh/m ² /yr	F
0-10 kWh/m ² /yr	G
For energy efficient - higher rating is better	
England & Wales	EU Directive 2002/91/EC

Riverside, Horton, Ilminster

Approximate Area = 1386 sq ft / 128.8 sq m

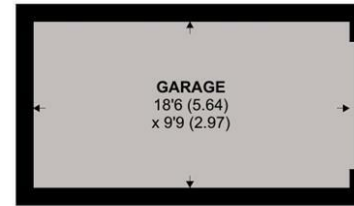
Garage = 181 sq ft / 16.8 sq m

Total = 1567 sq ft / 145.6 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). Produced for Symonds & Sampson. REF: 1294517



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