



Symonds
& Sampson

Justene

Wadham Close, Ilminster, Somerset

Justene

Wadham Close

Iminster

Somerset TA19 9BH

A spacious and well-kept bungalow with a sunny aspect and lovely views, conveniently located for the pretty town centre facilities.



- Views towards countryside
- Close to town centre facilities
 - Southerly facing gardens
 - Driveway parking
- Garage with adjoining utility area and WC
 - Small private cul de sac

Guide Price **£425,000**

Freehold

Iminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Offering the best of both worlds, this super bungalow has had just one set of careful owners since new. Enjoying an elevated position with level access from the driveway at the rear, it looks out across the town towards the countryside. As is typical of the era, there are lovely large windows making the most of the natural light and position and whilst there is scope for you to make it your own, it has been beautifully looked after over the years. It would be a great buy for those looking to move closer to the pretty town centre facilities, whilst retaining a countryside outlook.

ACCOMMODATION

From the private road, you enter from the rear into a conservatory, doubling as a spacious reception porch. There's ample space for comfy chairs and a table, and it's the perfect spot for a morning cuppa. To one side is a useful built-in storage cupboard for household items. The kitchen / breakfast room has been very well looked after and is fitted with a range of light birch effect modern units, with work surfaces incorporating an immaculate stainless steel sink unit, built in electric hob and double oven. There is space for an under counter fridge and freezer, and a central island unit providing further extra storage.

The adjoining L-shaped living / dining room is particularly spacious and makes the most of the fine views. The tiled open fireplace offers scope for those who might like to install a woodburning stove. The inner hall has its original parquet style woodblock flooring and includes both a cloaks cupboard and airing cupboard housing the hot water cylinder. The hall provides access out to the garden via a

front porch, a lovely spot to sit and watch the birds. There are three good size bedrooms and a bathroom with separate shower cubicle.

OUTSIDE

The property is accessed via a private cul de sac, with a right of way leading to the driveway for this property. The property occupies a good size plot, with its own driveway parking to the rear providing access to the good size single garage which also incorporates a separate utility area to the side. The utility area includes space for a washing machine and houses the gas boiler for the central heating system. Adjoining the utility area is a useful extra WC, perfect for those times when you're working outside. The majority of the gardens lie on the south and west side of the property, and have been landscaped over the years to create areas of rockery, flower beds, patio and lawn. The top patio includes a small ornamental fish pond. The lower area of garden was formerly used for vegetable gardening, making the most of the sunny position.

SITUATION

The property is one of just four set in a small close within half a mile of the town centre. Wadham Close enjoys an elevated position with pleasant views across the town towards Herne Hill in the south. The pretty town centre includes a great mix of independent and high-street stores. These are mostly huddled around the market square and 15th century Minster church and have everything you need from an excellent butchers, delicatessen, cheese and dairy shop, homewares and antiques stores, clothes boutiques and gift shops. Ilminster is also well served by two town-centre supermarkets, the Tesco store with ample free parking. Alongside

are a bowls club and tennis club and close-by a town library. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat too, including pubs, restaurants, cafes and takeaways. The town has several hairdressers / beauty salons, dental surgery and modern health centre with two doctors' surgeries. The recreation ground includes Cricket and Football Clubs with several teams over many age ranges, and a children's play area.

DIRECTIONS

What3words/////liquid.senders.brush

Turn into Wadham Close from Station Road, and the property is the first on the right hand side, with driveway parking available.

SERVICES

Mains electricity, water, drainage and gas are connected.

Ultrafast broadband is available. Mobile signal indoors may be limited and you may prefer to use Wifi calling, but mobile signal is likely outdoors from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

Somerset Council Tax Band E



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
95-100 A		82
81-94 B		
69-80 C		
55-68 D		
43-54 E		
31-42 F		
21-30 G		
For more information on energy ratings visit: https://www.gov.uk/government/organisations/energy-efficiency		
England & Wales EPC Directive 2002/91/EC		

Justene, Wadham Close, Ilminster

Approximate Area = 1165 sq ft / 108.2 sq m

Garage = 271 sq ft / 25.1 sq m

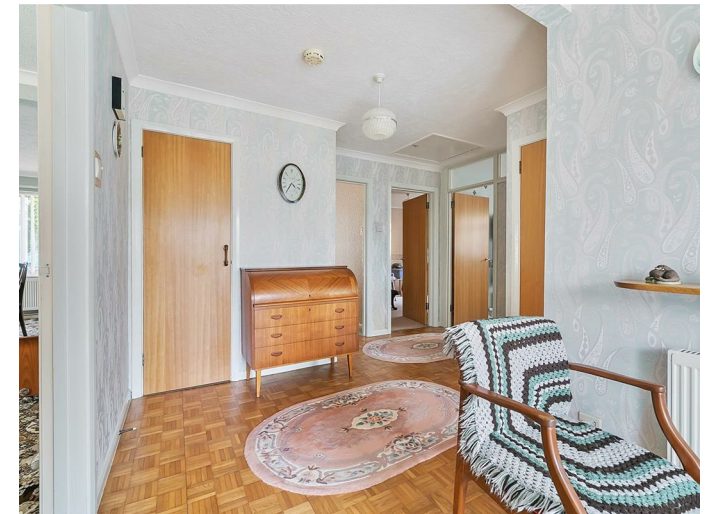
Outbuilding = 95 sq ft / 8.8 sq m

Total = 1531 sq ft / 142.1 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1305987



ILM/AJW/120625



01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT