

Symonds
& Sampson

94 Lower Meadow
Ilminster, Somerset

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Ilminster
Somerset TA19 9DP

Tucked away at the end of no-through road with a surprisingly private cottage-style garden, this lovely semi is handy for both the town, and countryside walks.



- Well-presented semi-detached home
 - Cottage-style gardens
- Single garage and parking to rear
 - Sunny rear aspect
 - Close to footpath
- Convenient for town, recreation ground and countryside

Guide Price **£275,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

This is the perfect home for those who want the convenience of town, but still within easy reach of the recreation ground, doctor's surgeries and open countryside. The attractive layout offers more of a traditional feel, ideal for those who want to have a separate formal dining room, or keep a spare reception room free to work from home. Ideal if you're moving up or down the ladder to a lower-maintenance home, this lovely property has a beautiful cottage-style garden with access to the adjacent single garage at the rear, and a pleasant leafy outlook close to the Shudrick stream path.

ACCOMMODATION

Timber flooring flows throughout the ground floor, unifying the spaces. There's a handy downstairs WC to one side, and a formal dining room at the front of the property. The light and airy sitting room overlooks the rear garden and is flooded with light from the patio doors which open out onto the garden and make the most of any sunshine. The adjacent fitted kitchen / breakfast room also opens to the rear, perfect for wash days and is also likely to be used on a day-to-day basis when parking at the rear. The country style cream units include integrated gas hob and electric under counter oven, space for a washing machine and additional space for an upright fridge freezer. To one side there's room to add a small breakfast bar or table for more informal dining.

The roomy first floor landing houses the airing cupboard with recently replaced hot water cylinder. Three bedrooms include a master with en suite shower room. Both of the larger bedrooms have useful fitted wardrobes. The pleasant family bathroom includes a white suite with shower over the bath and neutral tiling.

OUTSIDE

The garden is a real feature of this property and enjoys a sunny and sheltered south-westerly aspect. Designed in a cottage-style it has well-stocked borders of lavender, geranium and paeonies, with ornamental trees and shrubs for all year round interest. A curved patio provides space to dine outside, with a path leading down to the rear gate. This provides access to the single garage with roller shutter door, located underneath the adjoining coach house apartment, and with parking space to the front.

SITUATION

Lower Meadow is a modern development on the southern side of the town and ideally placed for families with a level walk to the recreation ground, play area and tennis courts, and close to the start of the Ilminster - Chard cycle path. It's also conveniently placed within a short walk of the doctors' surgeries and local schools, as well as the 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 licensed cafe. There are plenty of other places to eat too, including pubs, restaurants, cafes and takeaways. The town also benefits from several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town with two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358. The town has a newly merged primary school – Herne View.

DIRECTIONS

What3words/////oatmeal.amazed.rests

SERVICES

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

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

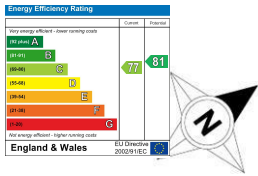
MATERIAL INFORMATION

Somerset Council Tax Band C

There are approved plans for further housing development on the south-west side of Ilminster on the opposite side of the cycle path. This is not likely to have any direct impact on this property or the view from it. This can be viewed, alongside all other planning applications in the general vicinity on the Somerset Council Planning portal and the office is happy to send a link to prospective buyers this if required.

The house is freehold and (as is common on some modern developments) the garage is a long (999 year) leasehold title from January 2003, being located beneath a coach house apartment. The vendor is not aware of any ground rent payable, but prospective buyers are welcome to check this via their legal representative.





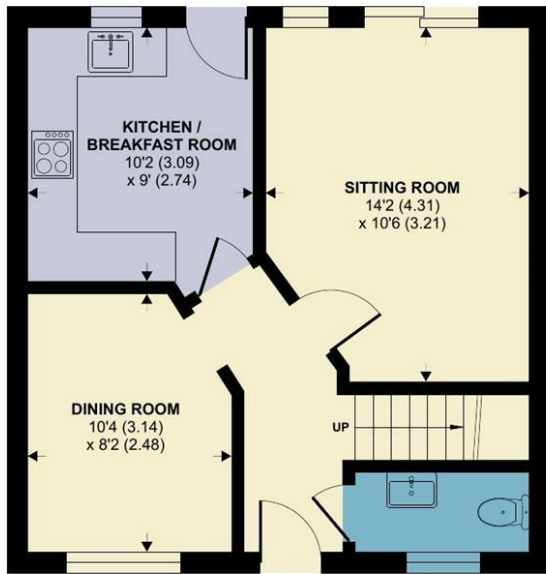
Lower Meadow, Ilminster

Approximate Area = 838 sq ft / 77.8 sq m

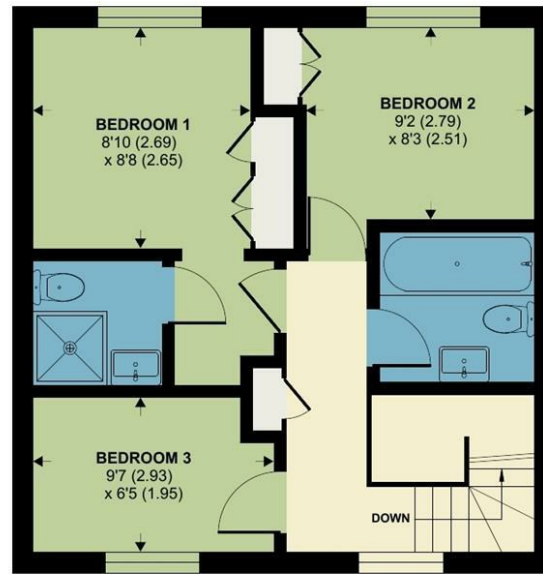
Garage = 150 sq ft / 13.9 sq m

Total = 988 sq ft / 91.7 sq m

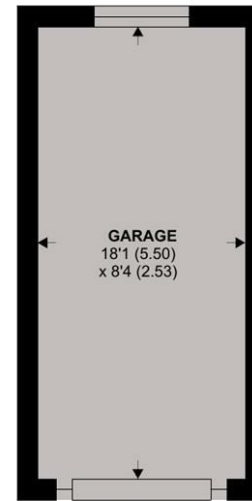
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1310416



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01460 200790

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



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