



Symonds
& Sampson

68 East Street
East Street, Ilminster, Somerset

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Ilminster
Somerset TA19 0AW

Striking the balance perfectly between period charm and modern style, this attractive terraced cottage lies just a short walk from both the pretty town centre, and local countryside.



- Stylish terraced cottage
- Close to pretty town centre facilities
- A short walk from countryside footpaths
 - Two double bedrooms
 - 150ft southerly facing rear garden

Guide Price £255,000

Freehold

Ilminster Sales
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THE PROPERTY

Beautifully modernised in recent years, this charming property combines the appeal of a traditional cottage with the comfort and convenience of modern open-plan living. Character features such as exposed beams, latch doors, and a wood-burning stove are complemented by a stylish contemporary kitchen and bathroom, along with modern essentials including gas central heating and double glazing. Perfect for those seeking a rural feel close to amenities, the cottage enjoys lovely rear views and is only a short stroll from scenic countryside footpaths and the attractive town centre, just 250 metres away.

ACCOMMODATION

The cosy sitting room features a charming fireplace with a timber lintel and wood-burning stove, creating a warm and inviting atmosphere. The use of stylish vertical radiators make furniture placement simple, while recessed downlighters add a contemporary touch to the lighting. A wide opening connects this original "front" room directly to the kitchen/dining area, providing space for a central table if desired.

The kitchen is fitted with sleek grey gloss units on either side, incorporating an integrated electric hob, oven, and cooker hood, alongside designated spaces for a washing machine and fridge freezer. Additional built-in storage is cleverly positioned under the stairs and within the small bay window area, maximising all available space.

Upstairs, there are two charming double bedrooms, each featuring modern fitted wardrobes and exposed beams that add character. The contemporary bathroom, situated between the bedrooms, includes a bath with an overhead shower, a concealed cistern WC, and a wall-hung vanity basin, all complemented by grey landscape tiling and a chrome towel radiator.

OUTSIDE

The garden is a real selling point, extending to some 150ft in length behind the cottage and enjoying a sunny, southerly aspect with lovely views over the rooftops towards the Shudrick Valley beyond. A decking area adjoining the

cottage is a lovely sheltered spot to sit and dine outside in the warmer months. There is also an outside tap. Steps and flagstone stepping stones lead onto a lawned garden with shrub borders. Halfway down the garden is a timber studio / summerhouse, whilst beyond is a further sheltered garden which provides excellent scope if you wanted to grow your own. There is a further storage shed at the bottom of the garden with a compost / storage area behind.

SITUATION

The property is ideally situated just a short walk from the attractive town centre, where local shops cluster around the historic market square and the 15th-century Minster church. As part of a designated conservation area, the town's distinctive charm and character are carefully preserved. Likewise, just a stone's throw away is the entrance to the Dillington estate with plenty of footpaths for those who enjoy the countryside. Ilminster is also on Sustrans Route 33 which is popular with cyclists, horseriders and walkers.

A wide range of facilities can be found within easy walking distance, including an excellent butcher, delicatessen, cheese and dairy shop, homeware and antique stores, and a variety of gift shops. The town is also served by a central Tesco with generous free parking just a short stroll away, as well as a Co-op/Peacocks store nearby. Adjacent to Tesco are the local bowls and tennis clubs, while the town also offers a public library.

Cultural amenities include the Ilminster Arts Centre—complete with a café and vibrant programme of events—and a well-supported local theatre. Dining options are plentiful, with cafés, pub / restaurants, and takeaways throughout the town including the newly reopened pub, The George which is attracting a great following for food and drink.

For families, Ilminster has a recently combined primary school for children aged 4-11, alongside several nurseries and pre-school options. There is also a superb range of private schools in the area for all age groups. Everyday services are also well catered for, with a number of hairdressers, beauty salons, a dental surgery, and a modern health centre on the southern edge of town housing two GP

practices.

Regarded as one of South Somerset's prettiest market towns, Ilminster combines historic character with excellent transport links, benefitting from direct access to both the A303 and A358 which in turn lead to the M5 at Taunton and the beautiful Jurassic coast to the south.

DIRECTIONS

What3words:///juniors.circle.epidemics

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available in the area. There is mobile coverage in the area, please refer to Ofcom's website for further information.

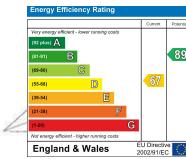
MATERIAL INFORMATION

Somerset Council Tax Band A

The property is located within the town's designated conservation area.

Historically, numbers 66-72 East Street had a right of way across the rear of the cottages into number 64 East Street to reach a passageway. However, this has been blocked for some time and therefore is currently not in use. The former external toilets (now demolished) for 66, 68, 70 and 72 now form a very small part of the garden for number 64 East Street and are therefore inaccessible.





East Street, Ilminster

Approximate Area = 602 sq ft / 55.9 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: 1369439



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