

Symonds
& Sampson

4 Bullens Close

Ilton, Ilminster, Somerset

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Ilton
Ilminster
Somerset TA19 9HT

Set in just over a quarter of an acre, with the most beautiful south-westerly outlook to the rear this spacious bungalow is perfect for those needing generous proportions all on one level.



- Spacious detached bungalow with beautiful outlook to rear
 - Small cul de sac away from busy traffic
- Set in generous plot of 0.28 acres (0.11 hectares)
- Less than 3 miles from the pretty market town of Ilminster
- Convenient and accessible village with good road links

Guide Price £595,000

Freehold

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THE PROPERTY

Nestled in a charming, quiet cul-de-sac alongside just three similar homes, this spacious bungalow boasts unexpectedly generous proportions throughout. Designed for easy single-level living, its well-thought-out layout offers excellent flexibility to suit your needs. The beautifully maintained gardens, along with ample outdoor storage—including a sizable double garage—make it an ideal choice for hobbyists and gardening enthusiasts alike.

ACCOMMODATION

A practical enclosed storm porch leads into an exceptionally spacious entrance hall, offering plenty of room for furniture and featuring a large built-in coat cupboard on one side. To the front, a well-proportioned sitting room provides a welcoming space, enhanced by a stone fireplace with a wood-burning stove that serves as a cozy focal point.

At the rear, a bright and airy dining room seamlessly connects to the outdoor deck through sliding doors and also opens into a generous conservatory with garden views. The adjoining kitchen/breakfast room is well-sized and fitted with modern cabinetry, including a built-in electric oven and hob, a dedicated recycling/waste bin drawer, and an integrated dishwasher. There is also space for a washing machine and fridge freezer.

From the entrance hall, one of the double bedrooms could easily serve as an additional reception room or study if desired. The inner hall features a large airing cupboard housing the hot water cylinder and a PV panel-powered water "boost" system. Two of the double bedrooms are served by a stylishly appointed bathroom, which includes a contemporary white suite with a wall-hung washbasin, concealed cistern WC, bathtub, and a separate shower cubicle, all complemented by sleek modern tiling on both the walls and floor. A large fitted mirror enhances the sense of space.

The master bedroom is generously sized and enjoys a pleasant rear outlook. A dedicated dressing area in one corner offers the potential for custom-fitted bedroom furniture if desired. The adjoining en suite is equipped with a

contemporary suite, including a double shower cubicle finished with elegant neutral tiling.

OUTSIDE

At the front of the property, a spacious driveway offers ample parking for multiple vehicles and provides access to the integral double garage, which features two up-and-over doors (one power-assisted), as well as power and lighting. The driveway has been slightly extended by way of a gravelled area to both sides, and this allows extra width should you require storage for a caravan, motorhome or trailer. The lawned front gardens set the property back from the road, while a useful wood store sits to one side, with a side gate leading to the rear garden.

At the back, a patio and decking area create perfect spaces for outdoor dining and entertaining, overlooking the beautifully landscaped rear gardens. These include ornamental cherry and flowering prunus, along with other low-maintenance shrubs. Near the side gate, a practical working area features a greenhouse, a storage area, and the oil tank that was replaced in recent years. There are outdoor taps to the front and rear.

The gardens benefit from a sunny south-westerly aspect and enjoy picturesque views of the parish churchyard, the grounds of the former rectory, and the adjacent field.

SITUATION

Bullens Close is a small select development of just five individual spacious properties. Ilton is a convenient village just a few minutes' drive from Ilminster and benefits from facilities including a pre-school and primary school, cricket pitch, public house, village hall and riding stables / livery yard. The pretty town centre of Ilminster offers a range of day to day amenities, the local stores being mostly centred around the market square and 15th century Minster church. They have everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, 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 as well as a town centre Co-op / Peacocks store. Alongside Tesco is a popular bowls club and tennis club. There is also a town library. Ilminster Arts centre is a vibrant arts venue with cafe and the town also has a well supported local theatre. There are plenty of other places to eat including cafes and takeaways. There are 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. There is also another doctors' surgery at Broadway, which is closer to Ilton.

DIRECTIONS

What3words/////orbited.superbly.housework

SERVICES

Mains electricity, water and drainage are connected to the property. Oil fired central heating. Solar PV panels owned by the property providing quarterly payments.

Ultrafast broadband is available in the area. Mobile signal indoors is most likely from the Vodafone network, although outdoors you are likely to receive a signal from all four major networks. Information provided by Ofcom.org.uk.

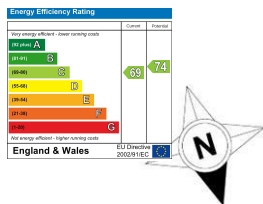
MATERIAL INFORMATION

Somerset Council Tax Band E

An application has been approved for one self-build dwelling on land to the south of Bullens Close reference 23/02332/OUT which is not within direct view of this property and is unlikely to have any detrimental impact on the view from the garden. Buyers are welcome to check the documents via the Somerset Council Planning Portal.

As is common on many properties, the title register makes mention of various covenants and restrictions and the office is happy to provide a copy on request.





Ilton, Ilminster

Approximate Area = 1777 sq ft / 165 sq m

Garage = 395 sq ft / 36.6 sq m

Total = 2172 sq ft / 201.6 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 2024. Produced for Symonds & Sampson. REF: 1258810



ILM/AJW/210325



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