

A two-story house made of light-colored stone blocks with a brown tiled roof. It has a chimney on the left side. The front facade features three windows on the upper floor and a grey door with a small white porch on the ground floor. A small window is to the right of the door. The house is surrounded by a green lawn and a well-maintained garden with various plants and flowers. A black metal fence runs along the front and side of the property. In the background, other houses and a street are visible under a blue sky with some clouds.

Symonds
& Sampson

130 Canal Way

Ilminster, Somerset

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Ilminster
Somerset TA19 9DH

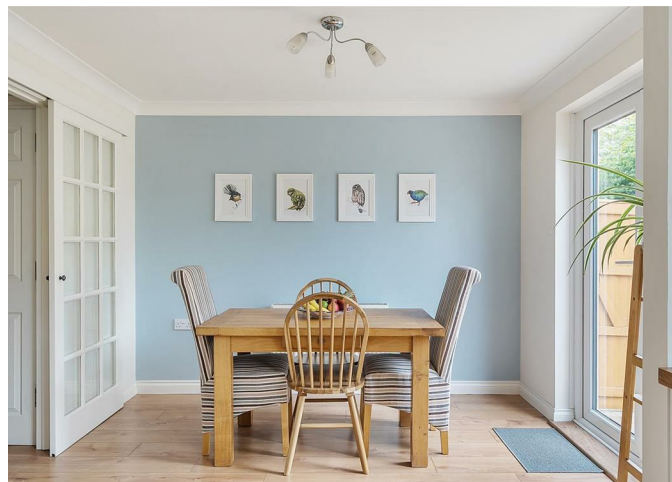
Located on the edge of this modern and conveniently placed development, this beautifully presented home is just a short level walk from town and a stone's throw from the recreation ground.



- Beautifully presented semi-detached house
- Conveniently located for town, recreation ground and doctors' surgeries
- Three good size bedrooms including master en suite
 - Sunny, manageable gardens
 - Single garage and driveway parking

Guide Price **£270,000**
Freehold (With leasehold garage)

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THE PROPERTY

Beautifully updated by the current owners with a new kitchen and refreshed bath and shower rooms among other improvements, this charming home enjoys a prime position on the edge of the development, offering a more open outlook. It's an ideal choice for anyone seeking a low-maintenance home close to town.

ACCOMMODATION

The home opens with a welcoming hallway, complete with a built-in storage cupboard beneath the stairs and additional space for your own storage solutions. To one side, a modern cloakroom features a practical tiled floor, while oak-effect flooring continues seamlessly into the bright kitchen/dining room on the south-west side of the house. French doors from the dining area lead directly out to the garden, and the stylish off-white units incorporate an integrated hob with cooker hood above and electric oven. There is space for a washing machine, with potential to reconfigure for a dishwasher if desired, and a designated spot for an upright fridge-freezer. The kitchen is finished with contemporary grey metro tiling, while the wall-mounted gas boiler is neatly hidden away in a corner cupboard. The living room feels particularly spacious, centred around an attractive fire surround with an electric fire that adds warmth and character with minimal maintenance.

Upstairs, the first floor offers three well-proportioned bedrooms. The master bedroom benefits from a chic en suite shower room, while the family bathroom has been upgraded with elegant stone-effect tiling for a timeless finish. The second bedroom is a generous double, and the third—currently used as a home office with a built-in desk and alcove storage—would equally serve well as a charming single bedroom.

OUTSIDE

Positioned on the edge of the development, the gardens offer a good degree of privacy. The main garden sits to one side of the property, fully enclosed by solid walling and fencing for a sheltered feel. Designed for ease of upkeep, it is laid to gravel and complemented by a recently installed paved patio—an ideal spot for outdoor dining or simply relaxing in the sunshine. With its south-westerly aspect, the garden makes the most of the afternoon and evening sun.

At the front, an attractive garden features a well-stocked border and is screened from the road by a mature hedge. Just a short walk to the rear of the property leads to a single garage, set beneath a coach house apartment, with driveway parking in front. The garage is fitted with a practical roller shutter door. This property benefits from a right of way across the shared area to access the driveway and garage.

SITUATION

Canal Way is part of 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/////radically.forget.final

SERVICES

Mains electricity, gas, water and drainage.

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

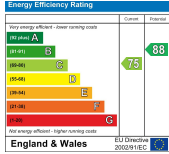
MATERIAL INFORMATION

Somerset Council Tax Band D

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. 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 2003, being located beneath a coach house apartment. The ground rent payable is a peppercorn rent.





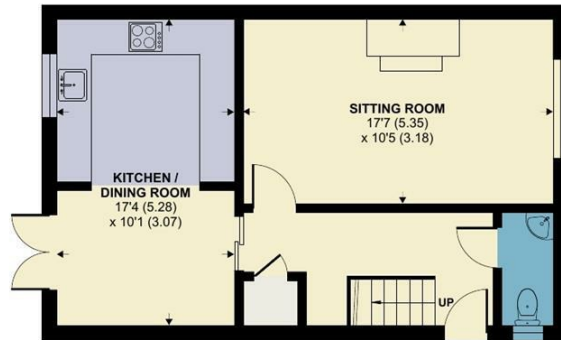
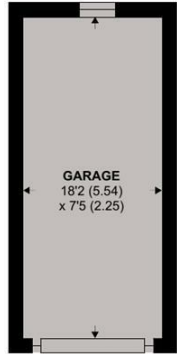
Canal Way, Ilminster

Approximate Area = 974 sq ft / 90.4 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1108 sq ft / 102.9 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). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1342555



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