

Symonds
& Sampson



17 Adams Meadow
Ilminster, Somerset

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Ilminster

Somerset TA19 9DB

Just a short walk from open countryside and the recreation ground whilst being within 0.75 miles of the pretty town centre, this three bedroom home includes a master bedroom with en suite facilities, and offers scope for you to make it your own.



- Popular cul de sac on the edge of town
- Close to the Chard - Ilminster off-road cycle path
 - Great access to countryside walks
- Gas central heating, UPVC double glazing
 - Single garage and driveway parking

Guide Price **£245,000**

Freehold (Leasehold Garage)

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THE PROPERTY

This three-bedroom home, situated on the edge of town, offers excellent potential for buyers looking for a more modern lower-maintenance home who would still like to add their own touch. Perfect for those seeking convenient, level access to the recreation ground, local sports clubs, and doctors' surgeries, it would make an ideal first or second home — or equally suit someone looking to downsize to a low-maintenance property. Just a short stroll from the cycle path leading into open countryside, it's also perfect for dog owners and outdoor enthusiasts. As an added bonus, a gate from the back garden provides easy access to a single garage located beneath the adjacent coach house.

ACCOMMODATION

Upon entering the property, you are welcomed by a hallway that provides access to a convenient downstairs cloakroom on the right. The spacious living room is located at the front of the house and features a large window that fills the space with natural light. From here, a door opens into a generously sized kitchen/dining room at the rear. The kitchen is fitted with a range of units and includes an electric hob and oven with an overhead extractor, space for a washing machine or dishwasher, room for a fridge-freezer, and ample worktop space. There's also plenty of room for a family dining table.

Upstairs, you'll find three bedrooms, including a master bedroom with its own en suite shower and sink. The remaining two bedrooms are served by a family bathroom.

OUTSIDE

Outside, the rear garden is mainly laid to lawn and features a patio area ideal for outdoor seating or dining. A side gate provides access to a single leasehold garage located beneath a coach house apartment, with driveway parking available in front.

SITUATION

Adams Meadow is located on the south-western edge of the town and ideally placed with a level walk to the recreation ground, play area and tennis courts and adjacent to the Ilminster - Chard cycle path which follows the route of the disused railway line through the South Somerset countryside and very popular with dog-walkers and cyclists. It's also conveniently placed within a short walk of the doctors' surgeries and local schools. The wide range of facilities in the town centre are just under 1 mile away to the north east. 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. The primary school Herne View, covers ages 4-11 and is located on two sites within the town. There are also various nurseries / pre-school facilities locally. Ilminster Arts centre is a vibrant arts venue with licensed cafe. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358.

DIRECTIONS

What3words///pens.smoking.stilted

SERVICES

Mains electricity, water, drainage and gas are connected.

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

MATERIAL INFORMATION

Somerset Council Tax Band C

The house is freehold and (as is common on some modern developments) the garage is a long (999 year) leasehold title from January 2001, being located beneath a coach house apartment. The ground rent payable is £25 per annum.

Flooding - the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property during their ownership.

Permission has now been granted for development of the land to the south of the cycle path. For up to date information on the exact details please consult the Somerset Planning Portal <https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
95-100 A		
81-94 B		
69-80 C	75	80
55-68 D		
41-54 E		
29-40 F		
13-28 G		
1-12 H		
EU Directive 2002/91/EC		
England & Wales		

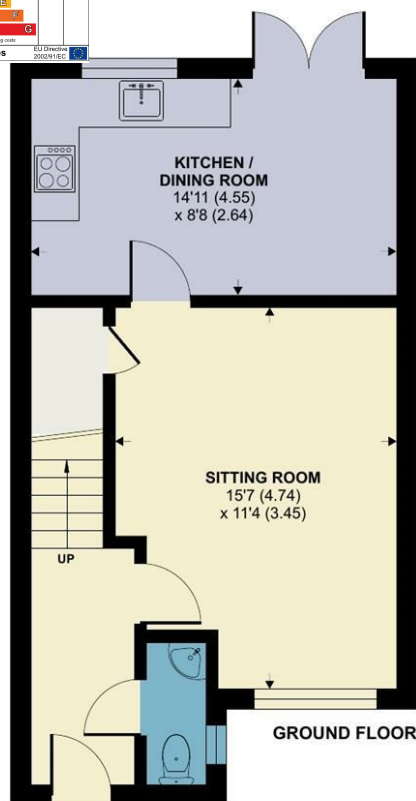
Adams Meadow, Ilminster

Approximate Area = 798 sq ft / 74.1 sq m

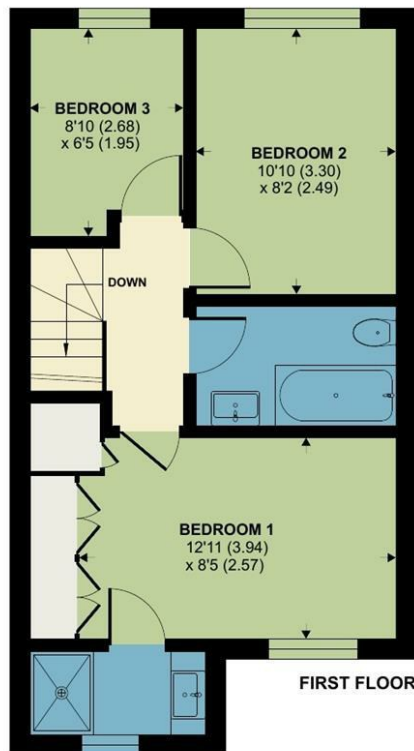
Garage = 146 sq ft / 13.6 sq m

Total = 944 sq ft / 87.7 sq m

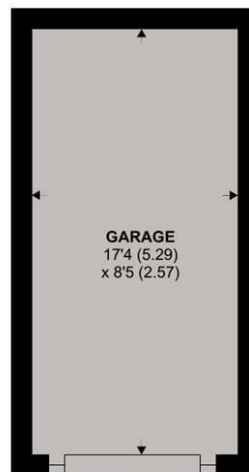
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE
17'4" (5.29)
x 8'5" (2.57)



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: 1371880



ILM/AJW/271025



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