



1, Henley Gardens, Ilminster, Somerset, TA19 9BB

A well presented three bedroom semi detached house.



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- Well presented
- Well fitted modern kitchen
- Two allocated parking spaces

- Good size living room
- Overlooking fields to the rear
- Good access to A303

£1,200 Per Calendar Month

A three bedroom semi detached property built of brick under a tiled roof.

The front door opens into the spacious entrance hall, leading to the the well fitted modern kitchen with space for a dining table. Good size sitting room with patio doors leading to the garden. Downstairs cloakroom. The first floor consists of two double bedrooms and one small single bedroom. Family bathroom with shower over the bath.

The property is approached via a shared driveway leading to two allocated parking spaces.

The rent is exclusive of all utility bills including council tax, mains electric, mains gas, mains water, and drainage. As stated on the Ofcom website Indoor mobile signal is limited. Outdoor mobile signal is likely. According to Ofcom's website Ultrafast broadband is available in the area. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas central heating and will be let unfurnished.

Available November 2025 for an initial 12 month tenancy, although a long term tenant is preferable.
Rent: - £1200 per calendar month / £276 per week
Holding Deposit - £276
Security Deposit - £1384
Council Tax Band - C
EPC - C
No deposit available via Reposit

SITUATION

The property is located along Winterhay Lane, towards the western edge of town and not far from local footpaths that take you into open countryside. At the entrance of Winterhay Lane there is the local Texaco Filling Station and SPAR grocery store, handy for when you need those little extras. The main town centre of Ilminster lies within a mile or so with its good variety of independent stores centred around the market square and 15th century Minster church. These include an award-winning butchers, delicatessen, cheese and dairy shop, super hardware store, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is well served by a town-centre Tesco store with ample free parking. Alongside is a bowls and tennis club and close-by a town library. Ilminster Arts Centre is a vibrant arts venue with a licensed café and there are plenty of other places to eat, including pubs, cafes and restaurants. The town has several hairdressers / beauty salons, a dental surgery, primary school (over two sites) and a modern health centre with two doctors' surgeries. There are good road links nearby, with Station Road connecting into the A358 and A303 at Southfields roundabout.

OUTSIDE

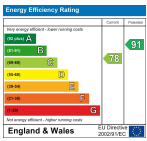
The property benefits from two allocated parking spaces. The rear garden is enclosed laid mainly to lawn with a patio area and path leading to gate to the front of the property.

DIRECTIONS

what3words ///taxpayers.divorcing.outings



Yeovil/KM/22.10.25



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