



A spacious one bedroom, first floor apartment with garage, overlooking a communal courtyard and close to the heart of Ilminster town

2 Ashcombe Court, Ilminster, Somerset TA19 0ED

Cognatum
PROPERTY 

2 Ashcombe Court

- Hallway • Double aspect sitting / dining room**
- Fitted kitchen / breakfast room**
- Double bedroom • Shower room • Garage**

£160,000 Leasehold

Ilminster is a busy Somerset country town largely built of the mellow honey-coloured stone from Ham Hill. The centre of town is arranged around a square with its pillared market building and has a good range of shopping facilities, banks and public houses. The splendid perpendicular Minster Church is the glory of the town and one of the most magnificent in the country.

Services include resident Estate Managers and a personal alarm system. There is a laundry room and guest suite available for visitors to stay.

Ilminster is almost equidistant between Taunton and Yeovil and the M5 is about 12 miles away. There are train stations at Crewkerne, Yeovil and Taunton and the town is served by buses to all the major local centres and London.

150 year lease (from 1990), no ground rent and 55+ age covenant.

**For viewings please contact the
Estate Managers on 01460 57882**



Sitting / Dining room



Bedroom



Kitchen / Breakfast Room



Shower room

The Property

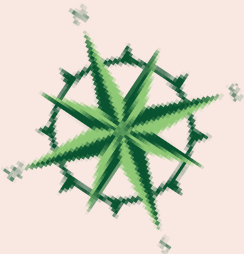
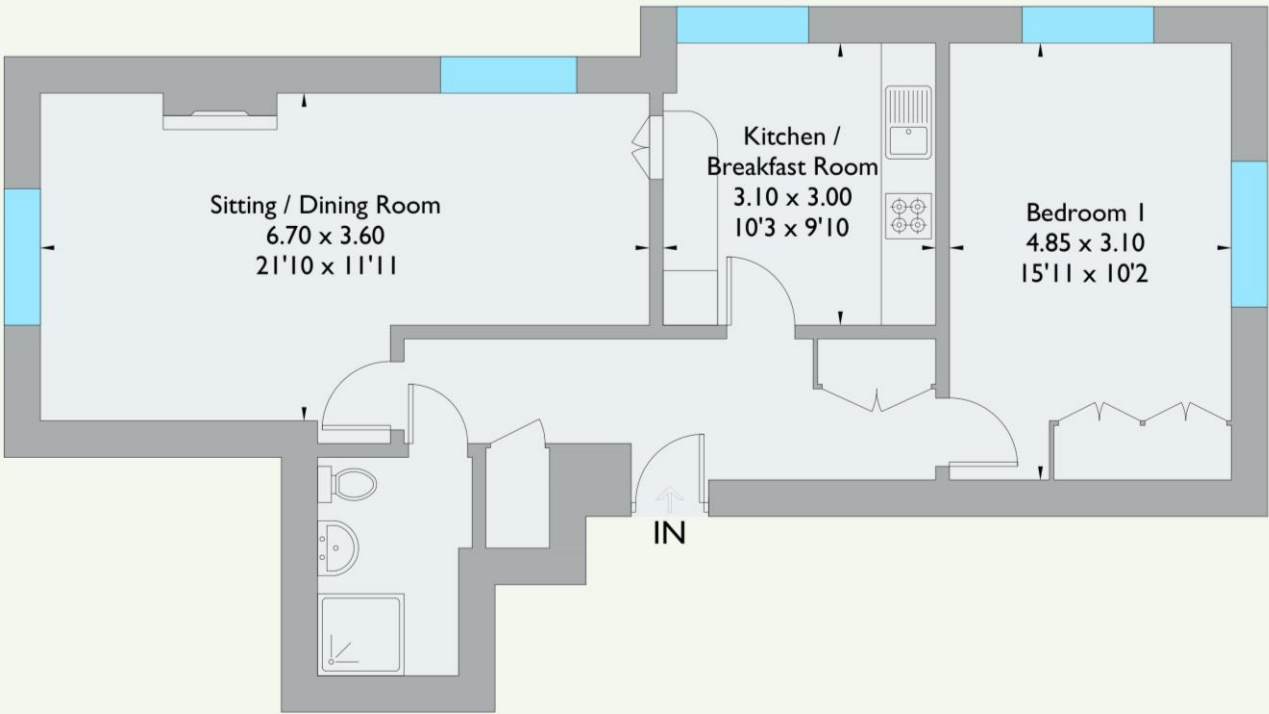
2 Ashcombe Court is a well presented, one bedroom apartment situated on the first floor of the former Summerlands House, close to the heart of Ilminster and its excellent shops.

The entrance hallway gives access to all the rooms. The double aspect sitting/dining room is spacious and has views over the countryside and a hatchway through to the kitchen. The large kitchen/breakfast room has a range of modern units, an electric hob, built-under oven and stainless steel cooker hood. There is space and plumbing for a washing machine. The good sized double bedroom has fitted wardrobes and double aspect windows. The garage, with lighting and power points, is in a block conveniently close by.

Directions to Ashcombe Court

From the A303 and at the South Petherton roundabout about four miles east of Ilminster exit onto Harp Road and continue through Whitelackington onto the B3168 and down Bay Hill to Ilminster.

Continue into the town along East Street and at the crossroads with North Street continue across and the road bears round to the right and up into Silver Street. Turn left into Ashcombe Lane and Ashcombe Court will be seen ahead of you.



Approximate gross internals: 59.5 m² / 640 ft²

Energy Performance Rating: 64 (D)

Service Charge: £6,404pa

Council tax banding: E

Ashcombe Court

Ashcombe Court sits within a quiet enclave close to the town centre, in the grounds of an attractive Regency building, Summerlands House, which has been transformed into apartments. The main entrance is through an archway in a finely-proportioned building of Ham stone, with stone pilasters surmounted by a cupola. Mellow honey-coloured stone cottages and apartments front onto two gently-sloping lawned courtyards, with Summerlands House at the top approached by an elegant flight of steps.

Ilminster is a busy market town and the streets still follow the medieval pattern with the market square and colonnaded market house at its centre. It has a good range of shops, supermarkets, banks, pubs and restaurants. Cultural opportunities also abound, with concerts, plays and events at the arts centre and theatre, and a twice-daily bus offers an easy trip to London. The splendid perpendicular Minster Church is the glory of the town and one of the most magnificent in the country. Taunton, the county town of Somerset with its history stretching back to Saxon times, is just 13 miles from the estate, and a drive of less than 15 minutes brings you to the Blackdown Hills Area of Outstanding Natural Beauty.

Cognatum Estates, a not-for-profit company limited by guarantee, provides the management services shown below together with insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties. All the properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must be over 55 years of age.

Services and Amenities at a glance


31 PROPERTIES
BUILT 1990


RESIDENT
ESTATE
MANAGER


GUEST
SUITE


GARDENER



Minster Church



Cider Museum



Courtyard Gardens

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