Symonds & Sampson

14 Pennys Meade

Ilton, Ilminster, Somerset

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Ilton
Ilminster
Somerset TA19 9HH

An immaculately presented, extended home offering generous parking and a secure, level enclosed garden. An ideal first or second purchase, enjoying a convenient village setting away from busy traffic.

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- Beautifully presented extended home
- Ample off road parking
- Safe, enclosed level garden
- Exceptionally spacious living / dining room
- Fitted kitchen, downstairs cloakroom
- Single garage

Guide Price £250,000
Freehold

Ilminster Sales
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THE PROPERTY

For those seeking a home that is ready to enjoy from day one, this beautifully presented property could prove to be an ideal choice. Extended to the rear, it offers exceptionally spacious ground floor accommodation that will appeal equally to young families, busy professionals and those looking to downsize to a lower maintenance home without compromising on living space.

Occupying a pleasant position on the edge of a quiet village cul-de-sac away from passing traffic, the property combines a peaceful setting with convenience, being just a short drive from local amenities and excellent transport links.

ACCOMMODATION

A practical entrance porch provides useful space for coats and shoes, with attractive neutral floor tiling continuing through into the kitchen, cloakroom and generous understairs storage cupboard. The kitchen is fitted with a range of contemporary cream units complemented by wood-effect worktops and smart metro tiling, incorporating a ceramic sink, integrated double electric oven and hob, together with space for both a dishwasher and washing machine.

To the rear, the living room has been extended to create an impressively spacious and versatile open-plan reception area. Wood-effect flooring enhances the sense of space, while patio doors provide direct access to the garden beyond. A centrally positioned electric fireplace forms an attractive focal point, whilst a built-in cupboard to one corner houses the boiler alongside slatted shelving, creating a useful linen and airing cupboard.

The first floor offers three tastefully decorated bedrooms, comprising two doubles and a single room, with the middle bedroom benefitting from a built-in double wardrobe. Completing the accommodation is a fresh and contemporary family bathroom, finished in timeless neutral tones and fitted with a bath with shower over and easy-maintenance panelled surround, concealed cistern WC and wash hand basin.

Further benefits include UPVC double glazing throughout and oil-fired central heating.

OUTSIDE

The property benefits from a generous frontage providing ample off road parking for several vehicles. There is also a handy outside tap. At the rear is a fully enclosed level garden, making it safe for all the family with lawn and paved patio. The oil tank is screened from view by timber fencing. A rear gate leads onto a shared pathway providing a right of way alongside the neighbouring house (No.13) A shared vehicular accessway leads to the single garage located in a nearby block.

SITUATION

Ilton is a convenient village just a few minutes' drive from Ilminster, which offers a good range of day-to-day amenities including a lovely range of independent stores and supermarkets, and also well placed for road links via the A358 to the A303, A30 and M5. The village itself benefits from some local facilities including a local pre-school and primary school, cricket club, public house, village hall and riding stables / livery yard. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station (Paddington line). Yeovil and Crewkerne (with its Waitrose supermarket) lie within a similar distance from Ilton and they also have main-line railway stations (Waterloo line).

DIRECTIONS

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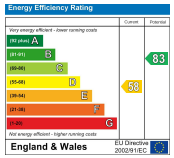
SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating.

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

MATERIAL INFORMATION

Somerset Council Tax Band B



Pennys Meade, Ilton, Ilminster

Approximate Area = 896 sq ft / 83.2 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 2026. Produced for Symonds & Sampson. REF: 1465015

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