



27, Herne Rise, Ilminster, Somerset, TA19 0HH

A three bedroom semi detached house with extended ground floor accommodation.



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- Available November
- Extended family size semi
- Well located with views to the rear
- Unfurnished
- 3 bedrooms, all with built in storage
- Extra ground floor living space offering further potential uses

£1,200 Per Month

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

Front door leads to hallway, with door leading to sitting room, into dining room, Well fitted kitchen, with doors off to cloakroom, utility room and extra useful room providing flexible accommodation and door leading to the rear garden.

The rent is exclusive of the following utility bills council tax, mains electric, mains gas, water and sewage. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the area via openreach. As stated on the GOV.UK website there is very low risk of flooding. The property has gas central heating and will be let unfurnished.

Available now for a long let
Rent: - £1200 per calendar month / £276 per week
Holding Deposit - £276
Security Deposit - £1384
Council Tax Band - C
EPC Band - D



OUTSIDE

There is a manageable fully enclosed garden at the rear, currently laid to gravel and decking for ease of maintenance but offering plenty of scope for a redesign should a keen gardener wish to make it their own. To the front a driveway provides parking and access to the attached single garage which is also accessible via an internal door from the house. There is a front garden to one side laid to lawn with a hedge surrounding

SITUATION

This property is located around half a mile from the attractive town centre, where local shops cluster around the historic market square and the 15th-century Minster church. As part of a designated conservation area, the town's distinctive charm and character are carefully preserved.

A wide range of facilities can be found within easy walking distance, including an excellent butcher, delicatessen, cheese and dairy shop, homeware and antique stores, and a variety of gift shops. The town is also served by a central Tesco with generous free parking just a short stroll away, as well as a Co-op/Peacocks store nearby. Adjacent to Tesco are the local bowls and tennis clubs, while the town also offers a public library.

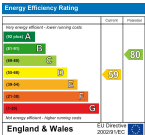
Cultural amenities include the Iminster Arts Centre—complete with a café and vibrant programme of events—and a well-supported local theatre. Dining options are plentiful, with cafés, pub / restaurants, and takeaways throughout the town including the newly reopened pub, The George which is attracting a great following for food and drink.

For families, the recreation ground and sports clubs are a short walk away. Iminster also has a recently combined primary school for children aged 4–11, alongside several nurseries and pre-school options. There is also a superb range of private schools in the area for all age groups. Everyday services are also well catered for, with a number of hairdressers, beauty salons, a dental surgery, and a modern health centre on the southern edge of town housing two GP practices.

Regarded as one of South Somerset's prettiest market towns, Iminster combines historic character with excellent transport links, benefitting from direct access to both the A303 and A358 which in turn lead to the M5 at Taunton and the beautiful Jurassic coast to the south.

DIRECTIONS

What3words/////cards.sounding.folks



Yeovil/KM/23.10.26



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