

Symonds
& Sampson



1 St. Katherines Close

Ilton, Ilminster, Somerset

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Ilton
Ilminster
Somerset TA19 9GE

Nearly new, and with a whole host of upgrades, this immaculately presented detached bungalow is a must-see for those looking for stylish single-level living.



- Stylish detached bungalow in village cul de sac
 - Chic, contemporary styling throughout
 - Attractive and practical layout
 - Master bedroom with en suite shower room
- Underfloor central heating via air source heat pump
 - Optional double garage / garden room / store
- Landscaped gardens and block paved driveway
 - Remainder of NHBC warranty

Guide Price **£425,000**

Freehold

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THE PROPERTY

Beautifully presented both inside and out, this exceptional bungalow makes a striking impression from the moment you step through the door. Nearly new and immaculately maintained, the current owners have thoughtfully upgraded several features at the time of purchase. Highlights include a stunning fitted kitchen/dining space with a central island, elegant and practical herringbone flooring, and the addition of a fitted water softener. The décor is neutral and timeless, offering a versatile backdrop to suit any taste, while the generous room sizes make it ideal for family living yet equally appealing for those looking to downsize without compromising on space for guests. Tucked away on a corner plot in a village cul de sac, it is well placed for those looking for village life away from busy traffic but with excellent road links just a short drive away.

ACCOMMODATION

The bright and welcoming hallway features a large cupboard housing the hot water system and water softener, with stylish oak internal doors throughout. There are two spacious double bedrooms at the front of the property including the principal bedroom benefitting from a sleek en suite shower room. A well-proportioned third bedroom is currently used as a home office/study, and sits alongside a generous family bathroom that's large enough to accommodate a double-ended bath with concealed fittings, a separate shower cubicle, a wall-hung basin, and a concealed cistern WC, all finished with tasteful neutral tiling and a large contemporary chrome ladder-style towel radiator.

The well-proportioned living room enjoys a dual aspect and is filled with natural light, with French doors opening directly onto the rear garden. The kitchen/dining room is a true standout feature, boasting a beautifully upgraded design by Foremost Furniture in Wiveliscombe. It combines soft duck egg and neutral cabinetry with light quartz worktops and a ceramic double butler sink, creating a bright and inviting space. The central island provides an ideal spot for both formal dining and relaxed gatherings whilst Integrated appliances include two full-height fridge freezers, a washing machine, and a dishwasher, while there is also space for a range cooker with an attractive hood above.

The adjoining utility room offers additional practicality, with space for a separate tumble dryer, a second butler sink, and further storage. A side door provides convenient access to the driveway and garage via the side path.





OUTSIDE

From the road, the property is approached via a right of way over a smart block-paved driveway, which in turn leads to the private block paved driveway situated in front of the double garage. This features a double up-and-over door and provides ample driveway parking to the front. The current owners have thoughtfully adapted much of the garage space using internal stud walls, creating a highly versatile area now used as a gym and TV room—ideal for older teenagers or for hobbies requiring additional space. A side pedestrian door offers convenient access from the rear garden, while the front section of the garage, still accessible via the main door, provides practical storage for garden equipment and bins. An EV charging point is also installed. For those who prefer a



traditional double garage setup, the internal stud walls can be easily removed.

The main gardens are situated to the rear and are generously sized, spanning the width of both the bungalow and the double garage. Fully enclosed by a combination of attractive walling and fencing, softened with climbing plants, the space has been beautifully landscaped by the current owners. It features a spacious patio area ideal for outdoor dining and relaxation, alongside a well-maintained lawn bordered by stone-edged beds filled with ornamental trees and shrubs, offering year-round interest. An air source heat pump is positioned to the rear of the bungalow, and there is also a convenient outdoor tap.

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

What3words/////brilliant.headlight.circulate

At the end of St Peters Close, the road becomes St Katherines Close and the property is the first on the left hand side.

SERVICES

Mains electricity and water are connected. The development is served by a communal private drainage system.

Underfloor central heating via air source heat pump. An additional water softener has been added by the current owners to minimise maintenance in the future.

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 D

As is common on a new development, there is a property management company to oversee the maintenance of any communal areas. We understand as the development has only recently been completed, the annual service charge and managing agent is yet to be confirmed but the cost is likely to be in the region of £280 per annum.



Access over the initial section of the block-paved driveway is shared with two other properties and therefore as is standard, the costs of maintenance for the area in the future will be shared accordingly.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	85	93
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs improvement	E		
Needs improvement	F		
Very poor energy efficiency - higher running costs	G		
England & Wales		2008/19/15/17	

St. Katherine's Close, Ilton, Ilminster

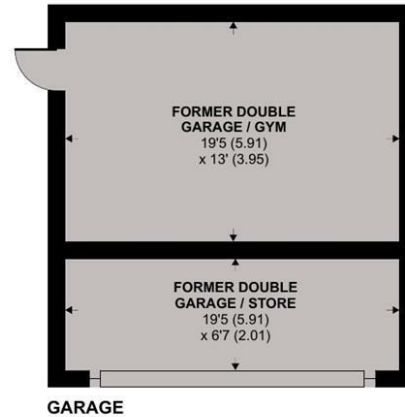
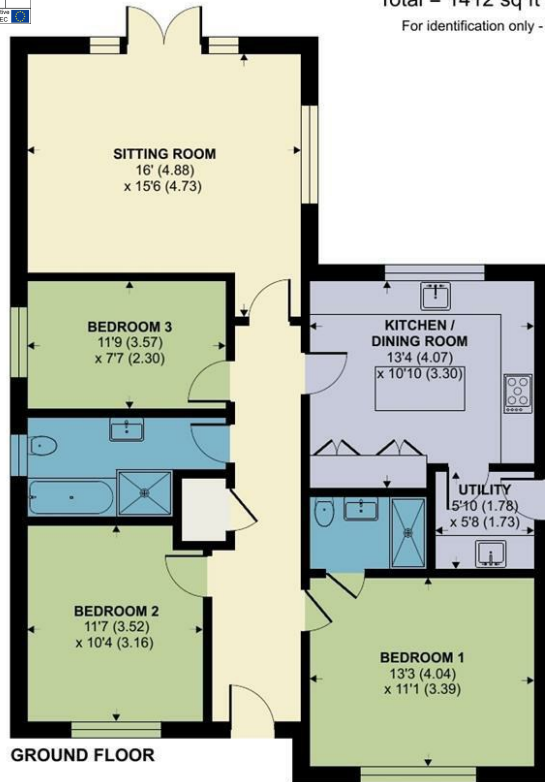
Approximate Area = 1026 sq ft / 95.3 sq m

Garage = 256 sq ft / 23.7 sq m

Outbuilding = 130 sq ft / 12 sq m

Total = 1412 sq ft / 131 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). Produced for Symonds & Sampson. REF: 1428780



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