

Symonds
& Sampson

56 Canal Way

Ilminster, Somerset

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Iminster
Somerset TA19 9DS

A lower-maintenance three bedroom home including master bedroom with en suite and garage to the rear, just a short walk from open countryside and yet only 0.75 miles from the town centre facilities.



- Modern terrace house in convenient location
- Close to open countryside and excellent road links
- Three bedrooms including master with en suite
 - Stylish kitchen / dining room
 - Adjacent garage and driveway parking
 - Southerly facing garden

Guide Price **£250,000**

Freehold

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THE PROPERTY

This lovely property would be ideal for those looking to get on or move up the property ladder perhaps to their first family size home. It would equally suit those looking to downsize to a lower maintenance home, particularly with its sunny southerly facing garden, adjacent garage and driveway parking. The house lies in a particularly convenient position within walking distance of a local store, The Stonemasons pub, the recreation ground with its playground, football and cricket clubs and the local doctors' surgeries. It's also just three-quarters of a mile from the pretty town centre. Despite all the convenience that brings, surprisingly you also lie just a short distance from open countryside via the Chard-Ilminster traffic-free cycle path which is a stone's throw away.

ACCOMMODATION

The property is approached from the front via a shared footpath and opens through a double-glazed front door into a welcoming hallway, complete with wood-effect flooring and a convenient hanging space for coats. The wood-effect flooring continues into the practical downstairs cloakroom, which features a modern white suite and a chrome heated towel radiator.

The spacious sitting room, overlooking the front of the property, includes a handy understairs storage cupboard. A doorway leads through to a generous fitted kitchen/dining room that stretches across the rear of the home. The kitchen is equipped with a range of contemporary units finished with attractive worktops and features a Belling induction hob with cooker hood, a Belling electric

under-counter double oven, and an eye-level microwave. One corner is designed to accommodate an upright fridge freezer. The kitchen/dining area is a bright, uplifting space, filled with natural light from the south-facing windows and patio doors that open onto the garden.

On the first floor, the landing includes an airing cupboard and there are three bedrooms, including a master bedroom at the front with its own en suite shower room. The en suite offers a generously sized shower cubicle, a vanity wash hand basin with ample storage, aqua-colored metro tiling, and stylish flooring. The family bathroom has also been updated and features a contemporary suite with a panelled bath and shower, vanity wash hand basin, and WC, complemented by fully tiled, low-maintenance walls.

The property benefits from gas central heating and double glazing throughout.

OUTSIDE

To the rear, a sunny garden is laid mainly to lawn with paved patio area closest to the house. It is fully enclosed making it family-friendly, and a gravelled path leads down to the end of the garden where there is access via a pedestrian door into the adjacent garage (the middle garage of the three) with a roller shutter door. There is also driveway parking in front of the garage.

SITUATION

Just 0.75 miles from the pretty town centre, Canal Way is part of a modern development on the southern side of the town. It's ideally

placed for families with a level walk to the recreation ground, play area and tennis courts, and close to the start of the Ilminster - Chard cycle path. It's also conveniently placed within a walking distance of the doctors' surgeries and local school, as well as the wide range of facilities in the town centre. The town is also well served by a Tesco store with ample free parking just a short walk from the town centre. Alongside the supermarket is a bowls club and tennis club. There is also a town library. Ilminster Arts centre is a vibrant arts venue with cafe. There are plenty of other places to eat including pubs, restaurants, cafes and takeaways. The town benefits from several hairdressers / beauty salons and a dental surgery.

DIRECTIONS

What3words/////places.putts.hinderig

SERVICES

Mains water, drainage, gas and electricity are connected.

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

MATERIAL INFORMATION

Somerset Council Tax Band C

Permission has now been granted for development of the land to the south of the cycle path although this is unlikely to have a direct impact on this property. For up to date information on the exact details please consult the Somerset Council planning portal <https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)			
A	77	82	
B			
C			
D			
E			
F			
G			
Minimum energy efficient (highest carbon score)			
England & Wales			
EU Directive 2002/91/EC			

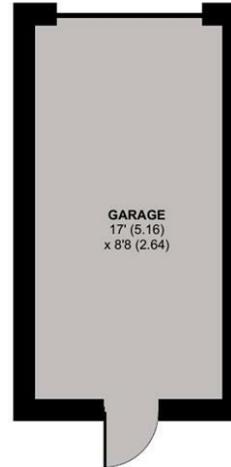
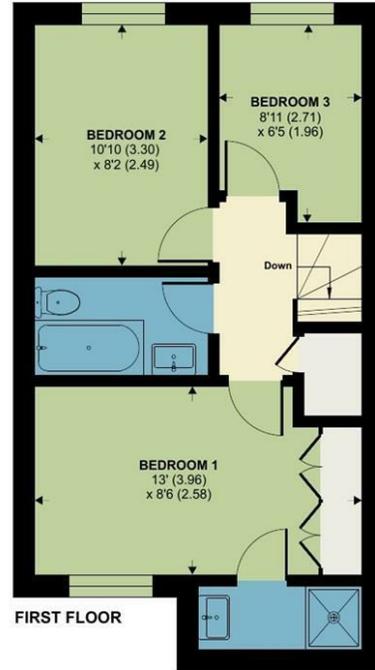
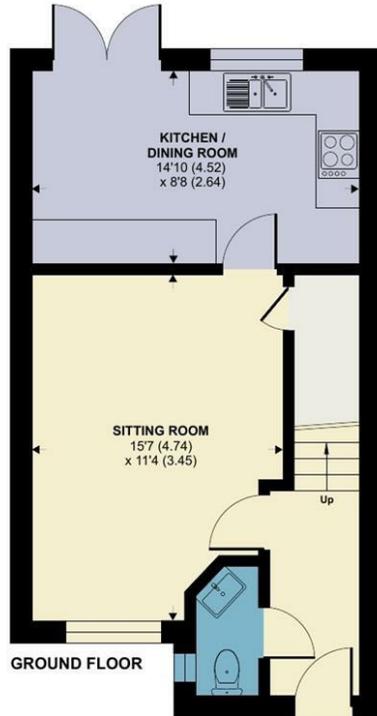
Canal Way, Ilminster

Approximate Area = 782 sq ft / 72.6 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 931 sq ft / 86.4 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: 1417880



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