



Symonds
& Sampson

7 Walnut Place
Ilminster, Somerset

7 Walnut Place

Ilminster
Somerset TA19 0BU

Just a short stroll from the pretty town centre facilities, supermarket, tennis and bowls club, and with a practical internal layout, this modern detached house is the epitome of convenience.



- Detached modern home in convenient location
- Close to local facilities including supermarket and town centre
- Walking distance of tennis and bowls club
 - Stylish and practical internal layout
 - Fully enclosed garden
 - Adjacent garage and driveway

Guide Price **£375,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

With a stylish internal layout, further enhanced with some clever changes by the current owners, this is the perfect low-maintenance and lower-hassle home for those wanting to be right in the heart of the town and yet also not far from countryside walks.

ACCOMMODATION

The spacious and welcoming entrance hall includes a built-in cupboard for coats and a handy downstairs cloakroom to one side. To one side is a useful separate reception room, currently used as a family room / home office but equally suitable as a cosy formal dining room with dual aspect windows letting in plenty of natural light. Across the hall is a generous kitchen, well fitted with a range of cream gloss units incorporating space for dishwasher, integrated electric hob and double oven, as well as space for an american style fridge-freezer. A back door leads out onto the rear garden. The layout is further enhanced by a separate utility / boot room which has been created in the former study. Fitted with bespoke units and shelving it incorporates space for both a washing machine and tumble dryer alongside practical storage space, perfect for the busy family or those with four-legged friends. At the rear of the house is a dual aspect sitting room with french doors opening into the garden.

On the first floor the layout has been equally well designed to incorporate a master bedroom with en suite shower room, and three further good size bedrooms served by a family bathroom with modern white suite including panelled bath, WC and wash hand basin, finished with mosaic style tiling.

OUTSIDE

The property has a fully enclosed and pleasantly landscaped garden at the rear with areas of timber decking, lawn and shrubs enclosed by wall and fencing. A rear gate opens out onto the adjoining driveway at the rear providing off road parking and access to the single garage with up and over door, power and light.

SITUATION

The property is situated right in the heart of the pretty town centre, with its good variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butcher's, delicatessen, cheese and dairy shop, super hardware store, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and close-by a town library. There is also an excellent Co-op store with adjacent Peacocks clothes store. Ilminster Arts

Centre is a vibrant arts venue with a licensed café and there are plenty of other places to eat, including pubs and cafes. The town has several hairdressers / beauty salons, a dental surgery, Primary School and a modern health centre with two doctors' surgeries. It is a charming market town and benefits from superb road-links via the A303 and A358. There are mainline stations located at Crewkerne (London Waterloo to Exeter) and Taunton (London Paddington / Bristol / Bath).

DIRECTIONS

What3words////////perusing.finest.pinging

SERVICES

Mains gas, electricity, water and drainage are connected.

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 E

This is a freehold property, although in line with many modern developments there is an annual service charge to cover communal areas and responsibilities on the development. The vendors inform us this is currently in the region of £177 per annum.



Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A		
B		
C		
D		
E		
F		
G		



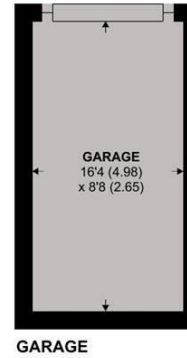
Walnut Place, Ilminster

Approximate Area = 1238 sq ft / 115 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1383 sq ft / 128.4 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). © nitchcom 2026. Produced for Symonds & Sampson. REF: 1409536



ILM/AJW/130226



01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT