

Symonds
& Sampson

38 Blackdown View
Ilminster, Somerset

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Ilminster
Somerset TA19 0BB

A much-improved and spacious family-size home with lovely garden backing straight onto open countryside.



- Spacious family-size home
- Gas central heating and double glazing
- Backing onto countryside at the rear
 - Living room with woodburner
- Stunning fitted kitchen with appliances
- Multi-purpose dining / family room

Guide Price **£260,000**

Freehold

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THE PROPERTY

This light-filled and inviting home sits in a slightly elevated position at the top of a popular, established development, with the rear enjoying views over tranquil countryside. Recently upgraded throughout, including new flooring, contemporary internal doors, a stylish new kitchen, and the conversion of the existing rear space into a versatile multi-purpose room, it offers excellent value as a family home in a highly convenient location.

ACCOMMODATION

The practical entrance porch provides space for coats and opens into the entrance hall, where engineered oak flooring continues seamlessly into a beautifully modernised kitchen. The kitchen features stylish blue cabinetry with quartz worktops and antique brass-style handles, incorporating an integrated dishwasher, bin/recycling drawer, large induction hob, double oven, and fridge freezer. Beyond the kitchen, the rear lobby offers access to both the garden and the internal passageway, but opens directly a spacious multi-purpose dining area with a part-vaulted ceiling. Perfect as a formal dining area, family room, or home office, this flexible space also includes plumbing and drainage for a washing machine, allowing it to double as a utility area.

Off the entrance hall, there is a convenient downstairs cloakroom tucked away under the stairs, with a new combined 2-in-1 WC and basin.

The generous, dual-aspect sitting room is flooded with natural light from a south-facing window and rear French doors. A central fireplace houses a Woodwarm multifuel stove, creating a cosy focal point during cooler months. Originally designed as a sitting / dining room, it's a lovely size room with space for all the family, whatever their age.

Upstairs, the first-floor landing leads to three particularly well-proportioned bedrooms, with the rear rooms enjoying lovely views over the surrounding countryside. The family bathroom is fitted with a modern white suite, including a bath with an overhead shower and a contemporary vanity-style sink with a concealed cistern WC. Splash-prone areas are finished with waterproof panelling for easy maintenance.

OUTSIDE

At the front, the current owners have created a parking area, although the kerb has not been lowered. Shared steps with the neighbouring property (No. 39) and a pathway lead to the front door, while the home also benefits from a right of way via the covered passageway.

The attractive rear garden features a lower-level enclosed patio, perfect for outdoor dining and relaxation, and for keeping younger children within view, with a convenient outside tap nearby. Steps lead up to an upper level with a raised lawn and an additional patio area, bordered by picket fencing. There is also a good size timber storage shed which is included in the sale. At the rear boundary, there is an unofficial gateway providing access to the field beyond. While this is not a formal right of way, local residents are known to use the Dillington Estate's permitted paths for dog walking and recreational strolls.

SITUATION

Tucked away on the northern edge of the town, the property lies away from busy traffic in a mature residential area. A walk along the nearby public footpaths takes you down into the town centre. As well as public footpaths in the local area, the Dillington Estate offers several kilometres of permissive footpaths, making this an ideal location for dog walkers.

Blackdown View lies approximately quarter of a mile from the heart of the community, where there's a wide 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 butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is also 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. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat and drink too, including pubs, cafes, and take-aways.

DIRECTIONS

What3words/////kebabs.tenure.terminology

SERVICES

Mains gas, electricity, water and drainage. Gas central heating.

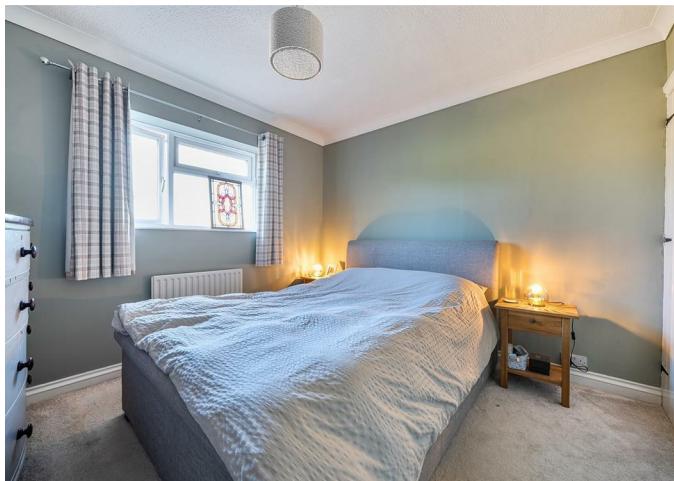
Ultrafast broadband is available, and the vendor informs us that fibre broadband is connected to the property. Mobile coverage is available, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band B

Please note, the front photograph was taken in 2024 and is due to be updated shortly. All other photographs are current from the time of listing.

Alterations have been made to the property since the EPC was carried out, including the installation of a new multi-fuel stove.



Energy Efficiency Rating	
Very energy efficient - lowest running costs	
A++ (91-100)	
A+ (81-90)	
A (69-80)	
B (55-68)	
C (46-54)	
D (39-45)	
E (31-38)	
F (21-30)	
G (1-20)	
Very energy inefficient - highest running costs	
England & Wales	EU Directive 2002/91/EC



Blackdown View, Ilminster

Approximate Area = 1057 sq ft / 98.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1097916



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