



51 Canal Way

Ilminster, Somerset

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Iminster
Somerset TA19 9DS

A beautifully presented and low maintenance detached home including master bedroom with en suite, garage and extra parking. Just a short walk from open countryside and yet only 0.75 miles from the town centre facilities, it offers the best of both worlds.



- Well-presented detached house with garage, driveway and additional parking
- Great location, close to open countryside and facilities
 - Three bedrooms including master with en suite
 - Attractive open-plan kitchen / dining room with adjoining utility area
 - Downstairs cloakroom
 - Sunny, westerly facing garden.
 - EV Charging Point

Guide Price £325,000

Freehold

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THE PROPERTY

Whether you are downsizing into town or moving up the ladder to your next family home, this lovely detached home lies in a convenient location towards the edge of town, whilst remaining within walking distance of facilities. 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 and is sure to be a hit with your four-legged friends.

ACCOMMODATION

The property offers a traditional layout, with a central front door opening into an entrance hall incorporating the staircase. To one side, the spacious sitting room features an attractive media wall with provision for a television and useful storage. Enjoying a dual aspect to the south and west, the room benefits from plenty of natural light, with French doors providing direct access to the garden.

Across the hall, the open-plan kitchen and dining room has a contemporary feel and also enjoys a dual aspect. There is ample space for a dining table, complemented by a breakfast bar for more informal seating. The tiled flooring provides a practical finish, while the attractive fitted units incorporate a white ceramic sink, built-in electric oven, combination microwave, gas hob and slimline dishwasher. There is an understairs cupboard, whilst the adjoining utility room offers a useful back door to the driveway, ideal for bringing in shopping. There is also ample space for a washing machine and an upright fridge freezer. A conveniently positioned cloakroom completes the ground floor accommodation.

On the first floor, there are three well-proportioned bedrooms, all benefiting from built-in wardrobes. The principal bedroom enjoys the added advantage of an en suite shower room, while the second bedroom is a good-sized double. The third bedroom is currently arranged as a stylish home office but would also make a comfortable single bedroom. The family bathroom is fitted with a modern suite, including a bath with shower handset.



OUTSIDE

Occupying a corner plot, the property enjoys a little extra space to either side. A private gated driveway to the rear provides secure, enclosed off-road parking and access to the single garage, while a further parking space to the side benefits from an EV charging point. The garage has a roller shutter door, power and lighting, together with a side door opening directly into the rear garden.

Predominantly south-west facing, the garden enjoys a sunny aspect and is enclosed by a combination of solid walling and fencing, making it well suited to family use. A paved patio sits immediately outside the house, conveniently accessed through the French doors from the sitting room, with stepping stones leading across the lawn towards the garage. Beyond, a decked area provides further space for outdoor seating, while an additional area to one side is currently used for a trampoline but could equally accommodate a garden shed or similar storage.

SITUATION

Canal Way is part of a modern development on the southern side of the town and 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 short walk of the doctors' surgeries and local schools, as well as the wide range of facilities in the town centre. The local stores are mostly centred around the market square and 15th century Minster church and have everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, clothes boutiques and gift shops. The town is also well served by a town-centre 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 licensed cafe. There are plenty of other places to eat too, including pubs, restaurants, cafes and takeaways. The town also benefits from several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town with two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358.



DIRECTIONS

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SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council 0300 123 2224

Council Tax Band D

Photographs taken October 2026 - © Symonds and Sampson

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 - lower running costs	A		
100-120 kWh/m ²	B		
80-100 kWh/m ²	C		
60-80 kWh/m ²	D		
40-60 kWh/m ²	E		
20-40 kWh/m ²	F		
10-20 kWh/m ²	G		
Below 10 kWh/m ²	H		
England & Wales		77	81

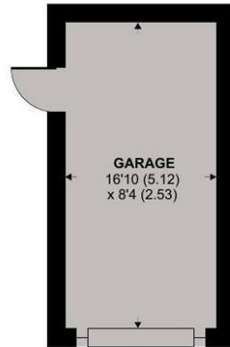
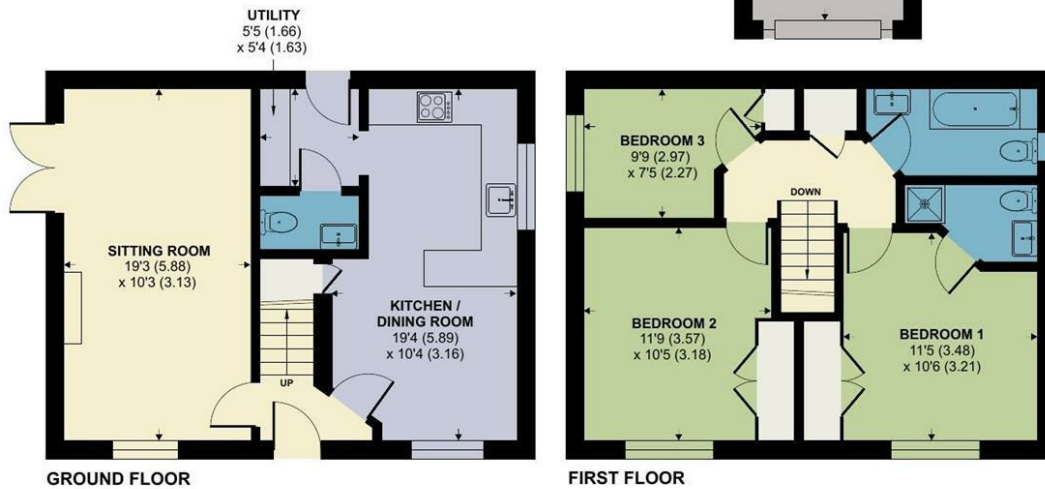
Canal Way, Ilminster

Approximate Area = 960 sq ft / 89.1 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1099 sq ft / 102 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: 1537725



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