Symonds & Sampson









12, Eames Orchard, Ilminster, Somerset, TA19 0BZ

A spacious coach house with its own private enclosed garden and driveway parking,

2 1 1

- Available now
- Offered unfurnished
- Walking distance to town centre
- 12 month plus term
- Good size private enclosed garden and driveway parking
- Good links to the A303

£1,100 Per Month

A very well-presented two bedroom coach house built of brick under tiled roof.

Featuring two double bedrooms, large bright living accommodation, allocated parking and a private enclosed garden.

The rent is exclusive of the following utility bills council tax, mains electric, gas, water and sewage. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the area. As stated on the GOV.UK website there is very little risk of flooding. The property has gas central heating and will be let unfurnished.

Available from now for a long let
Rent: - £1100 per calendar month / £253 per week
Holding Deposit - £253
Security Deposit - £1265
Council Tax Band - B
EPC Band - C





OUTSIDE

Unlike many coach house apartments, this one has the rare advantage of a good size private garden at the rear, accessible from the ground floor. Enjoying a sunny, south-westerly aspect it is fully enclosed by fencing and wall, with a side gate providing useful additional access. There is also an outside tap. The gardens have been landscaped in the past to provide gravelled areas with raised beds, edged with log roll. Dotted with a range of mature shrubs including conifers, along with roses and culinary herbs a keen gardener will find plenty of scope to enjoy the outdoor space, with its UPVC double glazed greenhouse / garden room to one side. Steps lead up to the rear of the former garage. There is also a timber garden shed for storage.

At the front the driveway provides off road parking and access to the remaining former garage space as described above.

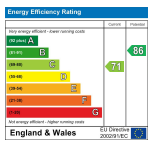
SITUATION

The property is located in one of the towns most popular modern residential areas, set well away from busy traffic in a cul-de-sac location. It lies approximately half 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 too, including pubs, cafes, restaurants and take-aways. 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 has everything you need for day to day living on your doorstep. Should you need to go further afield it benefits from superb road links via the A303 and A358.

DIRECTIONS

What3words///grapevine.shrimp.irritable



Yeovil/TSS/12.10.2026

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