



Symonds
& Sampson

27 Herne Rise
Ilminster, Somerset

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Iminster
Somerset TA19 0HH

This extended three-bedroom semi-detached home is set in a popular area with great views over town and a low-maintenance garden. Ideal for a growing family, those needing room for hobbies, a home office or potential bedroom for a dependent relative.



- Extended family size semi
- Well located with views to the rear
- 3 bedrooms, all with built in storage
 - Sitting Room, Dining Room
- Scope to create larger kitchen / dining room
- Extra ground floor living space offering further potential uses
 - Garage with useful internal door

Guide Price **£270,000**

Freehold

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THE PROPERTY

Offered for sale with no onward chain, this spacious semi-detached home is set in a mature and popular residential area, within walking distance of local schools. Positioned in an elevated position but with a predominantly level plot, it enjoys lovely rear-facing views across Ilminster towards the surrounding countryside. The accommodation has been thoughtfully extended to provide additional living space at the rear, including a utility room, cloakroom, and a versatile reception room opening onto the garden. Ideal for a growing family, those requiring the option of a ground-floor bedroom, or anyone needing space for hobbies, this property is certainly worth an internal viewing.

ACCOMMODATION

This deceptively spacious home immediately impresses as you step into the welcoming entrance hall, with double doors opening into a generously proportioned sitting room. A gas real-flame fire set in an attractive surround creates a cosy focal point, while full gas central heating ensures comfort throughout. A handy understairs cupboard adds practical storage, and the traditional dining area beyond enjoys garden views and glimpses of the far-reaching scenery at the rear.

The fitted kitchen is thoughtfully designed with a ceramic-tiled floor, integrated gas hob with cooker hood, and double electric oven. From here, the property opens up into a substantial rear extension, transforming the layout. This provides direct internal access to the garage, complete with power supply – perfect for extra appliances – as well as a convenient downstairs WC and separate utility room, ideal for all the demands of modern family life. Beyond the rear lobby lies a superb additional reception space, versatile enough to serve as a family or playroom, home office, or formal dining room, with doors opening onto the rear garden.

Upstairs, the bedrooms are well appointed with ample storage: the master benefits from fitted units, while the remaining two bedrooms have built-in cupboards. The family bathroom features a contemporary white suite, including a concealed cistern WC with surrounding storage, a wash hand basin, and a

panelled bath with mains shower over.

With its extended layout, flexible living space, and far-reaching views, this home perfectly blends practicality with charm – ideal for modern family life.

OUTSIDE

There is a manageable fully enclosed garden at the rear, currently laid to gravel and decking for ease of maintenance but offering plenty of scope for a redesign should a keen gardener wish to make it their own. To the front a driveway provides parking and access to the attached single garage which is also accessible via an internal door from the house. There is a front garden to one side which could be converted (subject to any necessary consents) into additional parking if preferred.

SITUATION

This property is located around half a mile from the attractive town centre, where local shops cluster around the historic market square and the 15th-century Minster church. As part of a designated conservation area, the town's distinctive charm and character are carefully preserved.

A wide range of facilities can be found within easy walking distance, including an excellent butcher, delicatessen, cheese and dairy shop, homeware and antique stores, and a variety of gift shops. The town is also served by a central Tesco with generous free parking just a short stroll away, as well as a Co-op/Peacocks store nearby. Adjacent to Tesco are the local bowls and tennis clubs, while the town also offers a public library.

Cultural amenities include the Ilminster Arts Centre—complete with a café and vibrant programme of events—and a well-supported local theatre. Dining options are plentiful, with cafés, pub / restaurants, and takeaways throughout the town including the newly reopened pub, The George which is attracting a great following for food and drink.

For families, the recreation ground and sports clubs are a short walk away.

Ilminster also has a recently combined primary school for children aged 4–11, alongside several nurseries and pre-school options. There is also a superb range of private schools in the area for all age groups. Everyday services are also well catered for, with a number of hairdressers, beauty salons, a dental surgery, and a modern health centre on the southern edge of town housing two GP practices.

Regarded as one of South Somerset's prettiest market towns, Ilminster combines historic character with excellent transport links, benefitting from direct access to both the A303 and A358 which in turn lead to the M5 at Taunton and the beautiful Jurassic coast to the south.

DIRECTIONS

What3words/////cards.sounding.folks

SERVICES

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

Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for further details.

MATERIAL INFORMATION

Somerset Council Tax Band C

We understand the accommodation at the rear of the ground floor was a conversion of the original garage which was carried out some years ago prior to the current vendor's purchase in 2009, and that a new garage was constructed to the front. Please speak to the office in relation to these changes.

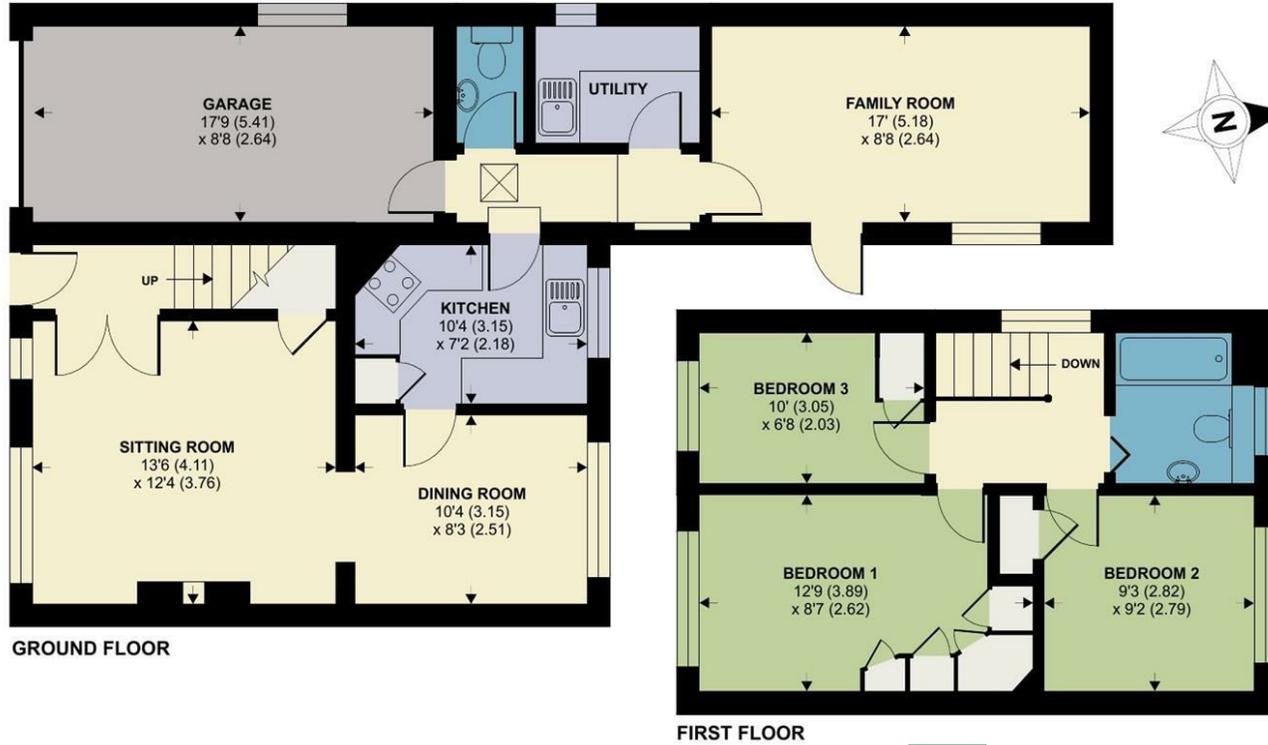


Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)			
A	1-10		
B	11-15		
C	16-20		
D	21-25		
E	26-30		
F	31-35		
G	36-45		
Minimum energy efficiency standard			
England & Wales		EU Directive	2002/91/EC

Ilminster

Approximate Area = 1212 sq ft / 112.5 sq m (includes garage)

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: 1397701



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