



Symonds
& Sampson

5 Home Farm Way

Ilminster, Somerset

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Ilminster
Somerset TA19 9BX

A well-proportioned three-bedroom detached house situated on Home Farm Way, offering practical family accommodation, within easy reach of town and local amenities.



- Detached house with integral single garage
- Popular residential area on the western outskirts of town
 - Close to excellent road links
- Kitchen / Dining Room with adjacent separate utility room
 - Low maintenance rear garden
 - Boiler replaced in December 2025

Guide Price **£300,000**

Freehold

Ilminster Sales
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THE PROPERTY

A great value detached house offering potential for you to make it your own, making it an ideal purchase for those buyers looking to put their own stamp on a property. Offered for sale with no onward chain.

ACCOMMODATION

The entrance hall provides access to a downstairs cloakroom, fitted with a white two-piece suite comprising a WC and wash hand basin. The good-sized sitting room overlooks the front and is a comfortable living space featuring an electric fire as a focal point.

Across the rear is the original kitchen/diner, fitted with a range of base and wall units and finished with LVT wood effect flooring. Adjacent to the kitchen is a generous utility room with a sink, space and plumbing for white goods, and a useful internal access to the integral garage.

Upstairs, the property offers three bedrooms, the former family bathroom is currently laid out as a more accessible wet room and is fitted with an all-white suite and benefits from lower maintenance waterproof wall panels within the shower area and an electric shower.

OUTSIDE

The gardens have been designed with low maintenance

mind and are currently laid to gravel and paving although there is ample potential to use this as a blank canvas and return the property to a more traditional lawned garden if you prefer. At the front, the property benefits from two driveway parking spaces and access to the integral garage which has an electric up and over door for convenience.

SITUATION

Home Farm Way is located towards the western edge of town, off Station Road. There is pavement access should you wish to walk into to the town centre which lies just under a mile away. There is also excellent road links via the Southfields Roundabout which connects with the A303 and A358. Ilminster is one of South-Somerset's prettiest market towns and everything needed for day-to-day living is on the doorstep. There is a wide variety of independent stores centred on the market square and 15th century Minster Church. The town is well served by a modern health centre including two surgeries, a dental surgery, a primary school, a town-centre Tesco store, hairdressers, cafes, pubs and takeaways. The nearest mainline station is 10 minutes away in Crewkerne (London Waterloo-Exeter). Taunton Station serves Bath, Bristol and London Paddington. Within approximately a 30-minute drive lies the Jurassic Coast World Heritage site and the famous seaside town of Lyme Regis.

DIRECTIONS

What3words:///sofa.applauded.prance

SERVICES

Mains electricity, gas, water and drainage are connected. The vendors have informed us that the boiler was replaced in December 2025.

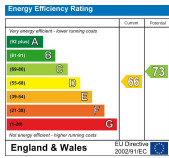
Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band D

Please note, as is common when a property has been in the same ownership for many years, the property is currently unregistered at HM Land Registry. However, the vendors are in receipt of the title deeds.





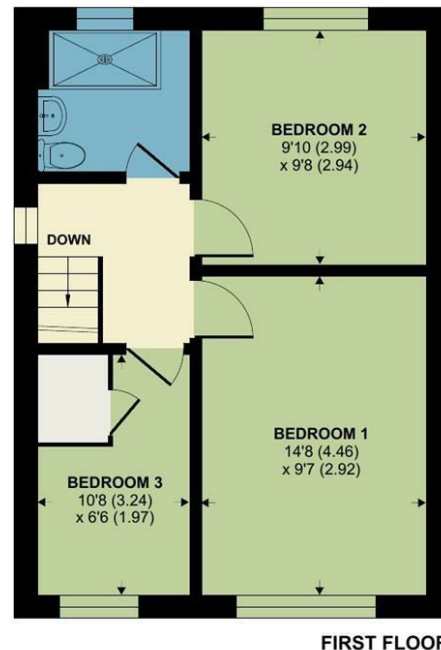
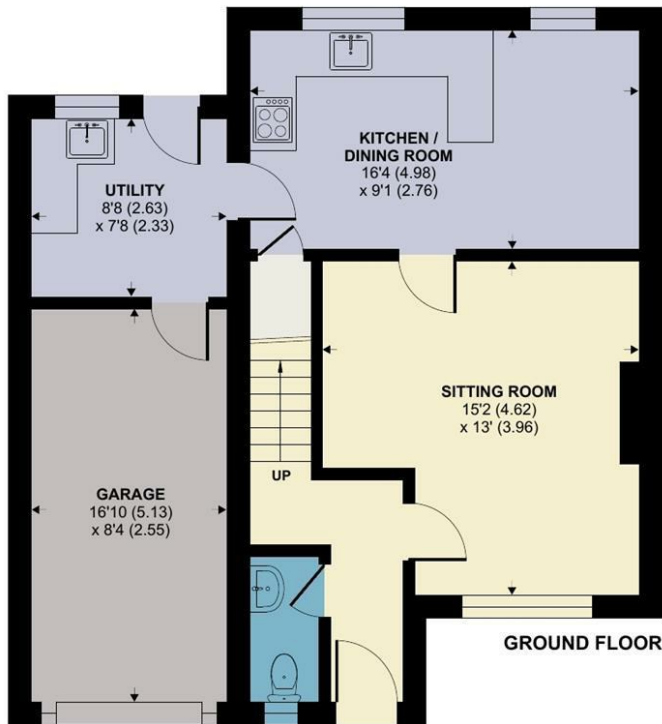
Home Farm Way, Ilminster

Approximate Area = 907 sq ft / 84.2 sq m

Garage = 141 sq ft / 13 sq m

Total = 1048 sq ft / 97.2 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: 1494199



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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