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106 Lower Meadow
Ilminster, Somerset

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Ilminster
Somerset TA19 9DP

Tucked away at the end of no-through road with an attractive, sunny and low maintenance garden, this lovely semi detached property is handy for both the town, and countryside walks.



- Well-presented semi-detached home
- Tucked away position, away from busy roads
- Within easy reach of town and countryside
 - Attractively fitted kitchen / dining room
- Downstairs cloakroom and master bedroom with en suite
 - Single garage and driveway parking

Guide Price **£285,000**

Freehold

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THE PROPERTY

This is the perfect home for those who want the convenience of town, but still within easy reach of the recreation ground, doctor's surgeries and open countryside. Tucked away towards the rear of a cul-de-sac with no fronting road, the attractive layout offers more of a traditional feel, with a central hall and rooms either side. The current owner has combined the original dining room with the kitchen to create extra space for a larger table, making it ideal for families or entertaining. Ideal if you're moving up or down the ladder to a lower-maintenance home, this lovely property also has a sunny, lower-maintenance garden at the rear and a garage just a few steps from the back garden gate.

ACCOMMODATION

The central hallway has a handy downstairs WC to one side which now conveniently includes space for a washer / dryer under the stairs. The light and airy sitting room overlooks the rear garden and is flooded with light from the patio doors which make the most of any sunshine. To the other side of the hall, the original kitchen doorway is no longer in use which has created additional space in the kitchen for extra units providing more storage and room for an upright fridge freezer. The attractive fitted units also include a gas hob, double electric oven and slimline dishwasher. The boiler is discreetly tucked away in a matching cupboard. A water softener is located outside the rear kitchen door. An opening through to the former dining room and the additional of banquet seating with its own built-in storage, has created room for a larger table and a more practical dual-aspect space. A fitted dresser matches the attractive kitchen units and provides extra storage.

The roomy first floor landing houses the airing cupboard with hot water cylinder. Three bedrooms include a master with built-in storage, and an en suite shower room which is well appointed with a modern suite including corner shower and chrome ladder towel rail. There is a second double bedroom with a built-in wardrobe, and good size third bedroom at the front currently including a bespoke cabin bed creating room for two singles if required. The pleasant family bathroom includes a white suite with shower over the bath and neutral tiling and benefits from a side window providing more natural light and ventilation.

OUTSIDE

The rear garden enjoys a sunny south-westerly aspect and has been designed with lower maintenance in mind, fully enclosed by fencing and laid to patio and shrubs for all year round structure. There are also two external power points. A gate leads out to the rear, where there is access to the nearby single garage with roller shutter door and driveway parking to the front. It also has power and light connected.

SITUATION

Lower Meadow is 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. The town has a Primary school (Herne View) which is located over two sites close to the town centre.

DIRECTIONS

What3words/////margin.hooks.poets

SERVICES

Mains gas, electricity, water and drainage 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

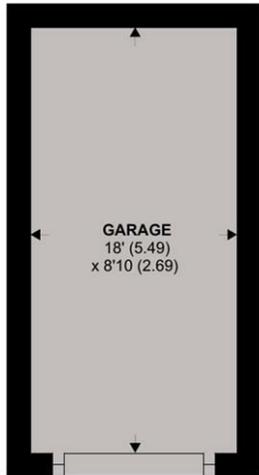


Energy Efficiency Rating		Current	Potential
For energy efficient homes (rating code)			
Very good	A		
Good	B		
Reasonable	C	73	78
Below average	D		
Poor	E		
Very poor	F		
Needs improvement	G		
Minimum energy efficient rating			
England & Wales			

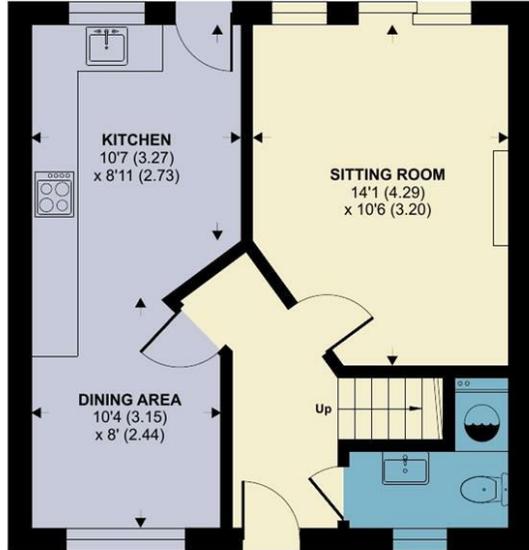


Lower Meadow, Ilminster

Approximate Area = 868 sq ft / 80.6 sq m (includes garage)
 Garage = 159 sq ft / 14.7 sq m
 Total = 1027 sq ft / 95.3 sq m
 For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR

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: 1405054



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