



Symonds
& Sampson

3 Fairfield
Ilminster, Somerset

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Ilminster

Somerset TA19 9PE

A neat, bright and tidy terraced house with garage directly accessible from the rear garden, well-placed close to open countryside and just over half a mile from the pretty town centre.



- Modern terraced house with adjacent garage
 - Three bedrooms including master en suite
- Convenient location close to countryside and town
 - Great road links nearby
- Garage with electric roller shutter door and driveway parking

Guide Price **£250,000**

Freehold

Ilminster Sales
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THE PROPERTY

A home that perfectly balances convenience and countryside charm. This delightful terraced property is just a short stroll from the start of the Ilminster-Chard traffic-free cycle path, making it ideal for weekend walks, cycling adventures, or letting children and pets enjoy the open air. The picturesque town centre is only 0.6 miles away, offering everything you need for daily life, while the popular Stonemasons pub and a local petrol station/grocery store are even closer. Well cared for and upgraded by its current owner, this home is ready to welcome first-time buyers, downsizers, or anyone seeking a low-maintenance, stress-free lifestyle where town amenities, great road links and countryside beauty are always within easy reach.

ACCOMMODATION

A stylish modern front door opens into a bright and inviting hallway, complete with a convenient downstairs cloakroom. To one side, the modern kitchen features a space-saving sliding door and a thoughtfully designed layout that accommodates space for a washing machine, dishwasher, tumble dryer, and upright fridge freezer—a rare advantage in a home of this style. Birch-effect fitted units are complemented by an integrated NEFF gas hob and electric under-counter oven.

At the rear, a generously proportioned sitting/dining room offers a pleasant outlook over the garden and opens directly onto it via patio doors. A contemporary gas fire provides a charming focal point when preferred although the property benefits from full gas central heating.

Upstairs, the landing includes an airing cupboard with the hot water cylinder and slatted shelving. The three bedrooms include a master with an en suite shower room, complete with a window for natural light and ventilation. A modern family bathroom, with a shower handset over the bath, completes the accommodation.

OUTSIDE

To the rear, the garden is laid to gravel and paving for ease of maintenance. It enjoys a sunny aspect in the afternoons and evenings, and is fully enclosed making it safe for those with small children and dogs. Conveniently, the garage is directly accessible from the rear garden, with a recently replaced UPVC pedestrian door leading directly from the path into the rear of the garage. It benefits from power and light connected and a convenient electric roller shutter door, with a driveway parking space to the front.

SITUATION

Fairfield 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 traffic free cycle path. It's also conveniently placed within a walking distance of the doctors' surgeries and local school, as well as the wide range of facilities in the town centre which are a level walk away. The town is also well served by a 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 nearby whilst the Ilminster also has its own theatre. On East Street, Ilminster Arts centre is a vibrant arts venue with cafe and there are plenty of other places to eat and drink including pubs, cafes and takeaways. The town benefits from several hairdressers / beauty salons and a dental surgery.

DIRECTIONS

What3words/////shred.blazers.oiled

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for further details.

MATERIAL INFORMATION

Somerset Council Tax Band C

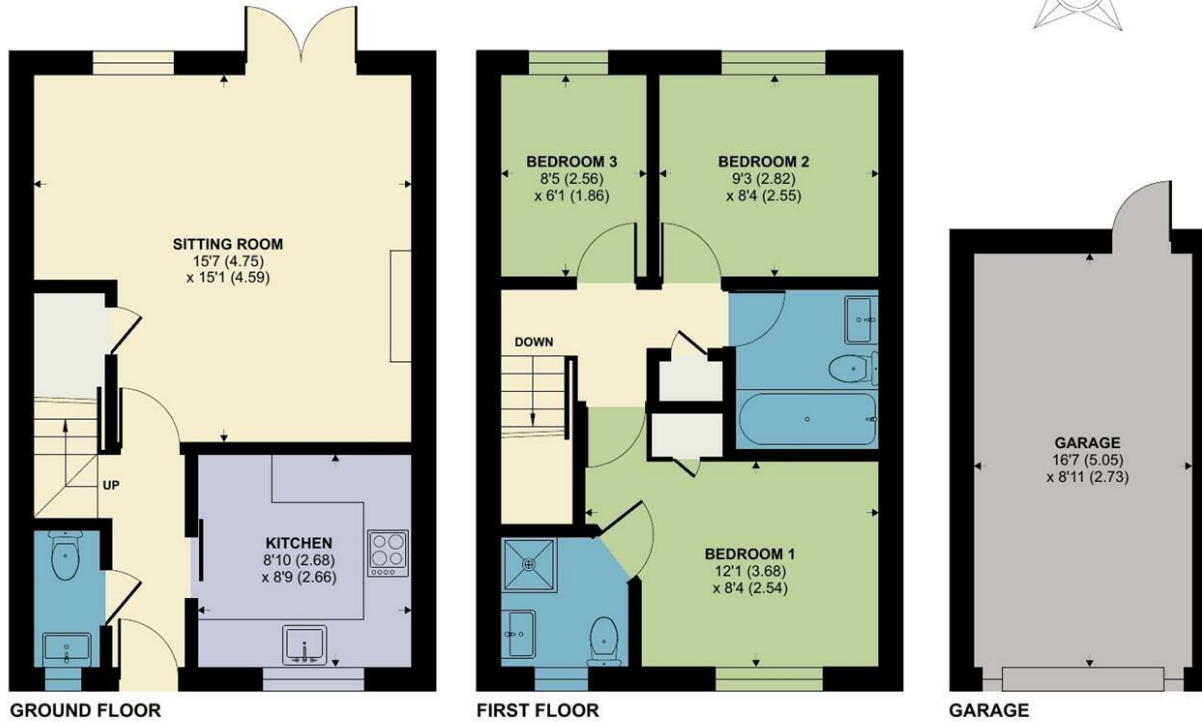
Permission has now been granted for development of the land to the south of the cycle path / Canal Way although this is unlikely to have a direct impact on the this property or the views from it. For up to date information on the exact details please consult the Somerset Council planning portal <https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>



Energy Efficiency Rating		Current	Potential
The energy efficiency class (rating) is based on the energy performance of the building.			
A	92-100	74	
B	81-91		
C	69-80	63	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy ratings visit www.gov.uk/government/topics/energy-ratings			
England & Wales EPC Directive 2002/91/EC			

Fairfield, Ilminster

Approximate Area = 754 sq ft / 70 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 906 sq ft / 84.1 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: 1429532



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