

Symonds
& Sampson

ESTABLISHED 1858

7 Walnut Place

Iminster, Somerset

Symonds
& Sampson
01460 200790
FOR SALE



7 Walnut Place

Ilminster

Somerset TA19 0BU

Just a short stroll from the pretty town centre facilities, supermarket, tennis and bowls club, and with a practical internal layout, this modern detached house is the epitome of convenience.



- Detached modern home in convenient location
- Close to local facilities including supermarket and town centre
- Walking distance of tennis and bowls club
 - Stylish and practical internal layout
 - Fully enclosed garden
 - Adjacent garage and driveway

Guide Price **£365,000**

Freehold

Ilminster Sales
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THE PROPERTY

With a stylish internal layout, further enhanced with some clever changes by the current owners, this is the perfect low-maintenance and lower-hassle home for those wanting to be right in the heart of the town and yet also not far from countryside walks.

ACCOMMODATION

The spacious and welcoming entrance hall includes a built-in cupboard for coats and a handy downstairs cloakroom to one side. To one side is a useful separate reception room, currently used as a family room / home office but equally suitable as a cosy formal dining room with dual aspect windows letting in plenty of natural light. Across the hall is a generous kitchen, well fitted with a range of cream gloss units incorporating space for dishwasher, integrated electric hob and double oven, as well as space for an american style fridge-freezer. A back door leads out onto the rear garden. The layout is further enhanced by a separate utility / boot room which has been created in the former study. Fitted with bespoke units and shelving it incorporates space for both a washing machine and tumble dryer alongside practical storage space, perfect for the busy family or those with four-legged friends. At the rear of the house is a dual aspect sitting room with french doors opening into the garden.

On the first floor the layout has been equally well designed to incorporate a master bedroom with en suite shower room, and three further good size bedrooms served by a family bathroom with modern white suite including panelled bath, WC and wash hand basin, finished with mosaic style tiling.

OUTSIDE

The property has a fully enclosed and pleasantly landscaped garden at the rear with areas of timber decking, lawn and shrubs enclosed by wall and fencing. A rear gate opens out onto the adjoining driveway at the rear providing off road parking and access to the single garage with up and over door, power and light.

SITUATION

The property is situated right in the heart of the pretty town centre, with its good 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 butcher's, delicatessen, cheese and dairy shop, super hardware store, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is 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. There is also an excellent Co-op store with adjacent Peacocks clothes store. Ilminster Arts

Centre is a vibrant arts venue with a licensed café and there are plenty of other places to eat, including pubs and cafes. The town has several hairdressers / beauty salons, a dental surgery, Primary School and a modern health centre with two doctors' surgeries. It is a charming market town and benefits from superb road-links via the A303 and A358. There are mainline stations located at Crewkerne (London Waterloo to Exeter) and Taunton (London Paddington / Bristol / Bath).

DIRECTIONS

What3words/////perusing.finest.pinging

SERVICES

Mains gas, electricity, 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 E

This is a freehold property, although in line with many modern developments there is an annual service charge to cover communal areas and responsibilities on the development. The vendors inform us this is currently in the region of £177 per annum.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from 1 to 10. A rating of 10 is the most energy efficient and a rating of 1 is the least energy efficient.			
10	A	77	81
9	B		
8	C		
7	D		
6	E		
5	F		
4	G		
For more information on energy ratings visit www.gov.uk/government/organisations/energy-efficiency			
England & Wales			
EU Directive 2002/91/EC			



Walnut Place, Ilminster

Approximate Area = 1238 sq ft / 115 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1383 sq ft / 128.4 sq m

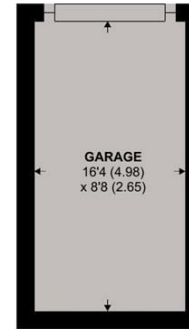
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2020. Produced for Symonds & Sampson. REF: 1409536



ILM/AJW/130226



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