



Symonds  
& Sampson

28 Ditton Street  
Ilminster, Somerset



# 28 Ditton Street

Ilminster  
Somerset TA19 0BQ

A characterful period home, right in the heart of the town centre and with a pleasant outlook towards countryside at the rear.



- Period terrace cottage
- Convenient location within level walk of town centre
  - Views towards countryside at the rear
- Character features including flagstone floors
  - Useful stone outbuilding
- Offered for sale with no onward chain

Guide Price **£190,000**

Freehold

Ilminster Sales  
01460 200790  
[ilminster@symondsandsampson.co.uk](mailto:ilminster@symondsandsampson.co.uk)





## THE PROPERTY

This roomy and characterful house has a great blend of modern style and character features, including double glazed sash windows and flagstone floors. Just a short walk from all the facilities in the pretty town centre, it will make a great home for those wanting the convenience of everything on your doorstep whilst the pleasant views towards the Shudrick Valley hills at the rear reminds you that the countryside is not far away. Offered for sale with no onward chain, it's ready and available for those needing a property they can move into with the minimum of delay.

## ACCOMMODATION

At some point in its history the ground floor has been opened up to create a spacious and practical open-plan layout with just the right degree of separation for each room to maintain its function. The large open plan kitchen / dining area is great for entertaining and has plenty of room for a large table and freestanding furniture with the kitchen units being focussed along one wall and including an integrated fridge freezer, gas hob and electric oven. The modern flagstone flooring flows through into the sitting room at the rear with former fireplace recess and fitted shelving. French doors open up into the rear garden. Upstairs a spacious landing with stripped floorboards includes a useful walk-in linen / utility cupboard which houses the gas boiler and also plumbing for your washing machine alongside slatted shelving and hanging space. There are two bedrooms, and a good size bathroom with white suite including bath with shower over. Tongue and groove panelling gives a period feel.

## OUTSIDE

The property has a pleasant courtyard style garden at the rear with gravelled and paved areas and a small flower border as well as a mature ornamental tree. A useful attached stone outbuilding is divided in two, being a small store and adjoining larger shed. The garden is fully enclosed.

## SITUATION

The property is right in the heart of the town centre within a level walk of local facilities including the nearby Tesco store. 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, a dental surgery, two schools, a Tesco store and town centre Co-op / Peacocks 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 a 30-minute drive lies the Jurassic Coast World Heritage site and the famous seaside town of Lyme Regis. Herne View Primary school is based over two sites in the town and caters for children from 4-11 although there are also good nurseries and pre-schools within easy reach. The town centre also provides easy access to the Dillington estate permitted pathways and Sustrans cycle route 33, meaning you can be in the open countryside within a few minutes walk.

## DIRECTIONS

What3words/////handlebar.admires.woes

## SERVICES

Mains electricity, mains water, drainage and gas are connected.

Superfast broadband is available. There is mobile signal in the area, please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

Somerset Council Tax Band B

Please note - the property lies within an area with a high risk of flooding from surface water. Our client confirms that the property suffered surface water ingress under the front door in February 2025 due to sudden downpour / flash flood and blocked drains. However, they did not make an insurance claim. Prospective buyers should speak to the office for further information regarding insurance and should make their own enquiries regarding a new insurance policy and premiums.

As is reasonably common in the area, the property is subject to an area of Flying Freehold with the neighbouring property (No.27).

The property is located within the town's designated Conservation Area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
40-54	E		
21-39	F		
1-20	G		
Very energy inefficient - highest running costs			
England & Wales		83	73



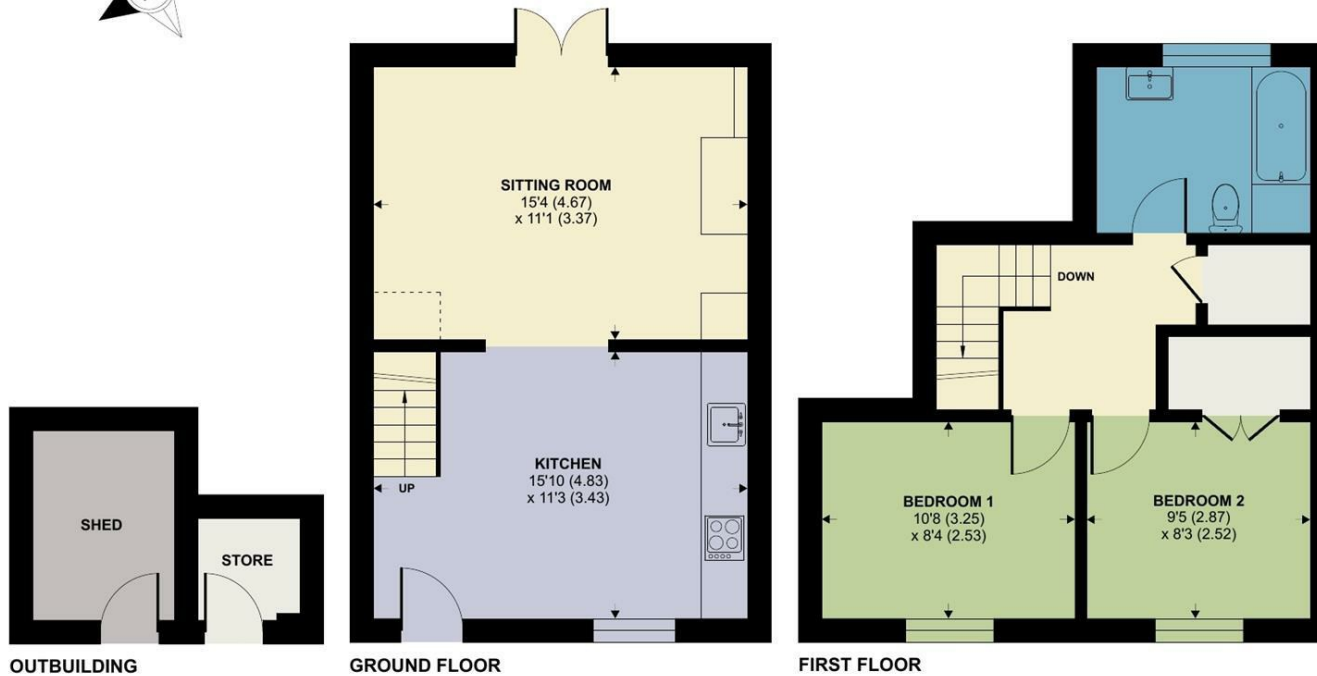
## Iminster

Approximate Area = 722 sq ft / 67 sq m

Outbuildings = 66 sq ft / 6.1 sq m

Total = 788 sq ft / 73.1 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: 1395784



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