

Symonds & Sampson

7 Carnival Close

Ilminster, Somerset

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Ilminster
Somerset TA19 9DG

A great lower-maintenance property on this popular development just a stone's throw from the traffic-free cycle path that takes you straight into countryside, and well-placed for both the pretty town centre and excellent road links.

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- Well-presented house in popular development
- Close to open countryside and good road links
- South-westerly facing rear garden
- Adjacent single garage with power and light
- Additional parking space
- Convenient for town, recreation ground and doctors' surgeries

Guide Price £250,000
Freehold

Ilminster Sales
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THE PROPERTY

Part of a development built in 2002, this smartly presented property has been much improved over the years and now offers a chance for a new owner to buy a no-hassle home in a popular cul de sac. Well placed for both the town, the adjoining countryside, the doctors' surgeries and recreation fields, it would be the ideal first or second time buy as well as for those looking to downsize to a lower maintenance property. It is set in an easy to keep plot with sunny back garden and useful adjacent single garage.

ACCOMMODATION

The UPVC double glazed front door opens to an entrance hall with attractive LVT wood effect flooring. A useful understairs cupboard provides space for coats, shoes and household essentials. To one side is a handy downstairs cloakroom.

The living / dining room is dual aspect and includes French doors opening onto the rear garden. The practical wood effect flooring extends throughout this room with ample space for a dining table nearest the kitchen. This is fitted with a range of blue units and is surprisingly well laid out to create room not only for a washing machine and tumble dryer but also space for a slimline dishwasher if required. There's space behind the door for an upright fridge freezer. The gas hob and cooker hood are integrated as is the electric oven. The gas boiler is tucked away within the kitchen units.

On the first floor, the turning staircase leads up to the landing including an airing cupboard with hot water cylinder and shelving. The bathroom was previously updated with a more contemporary suite comprising panelled bath with shower over including dual head controls, a pedestal wash hand basin and WC, complemented by smart grey tiling. There are three bedrooms, including a main bedroom with feature wall panelling and double fitted wardrobe. The second double room also includes a double fitted wardrobe and overlooks the rear. The third bedroom is a good size single, currently used as a home office.

OUTSIDE

To the rear is a lawned garden with raised patio area, and sleeper-edged flower bed. A stepping-stone path leads to the pedestrian garage door. There is also an outside tap.

The single garage is located immediately adjoining the garden and has light connected, with an up and over door to the front. At the end of the block of three garages is an additional allocated parking space owned by this property.

SITUATION

Carnival Close is located off Canal Way on the south-western side of the town and ideally placed with a level walk to the recreation ground, play area and tennis courts. It's just a short walk from the Ilminster - Chard cycle path which follows the route of the disused railway line through the South Somerset countryside and is very popular with dog-walkers and cyclists. It's also conveniently placed within easy of the doctors' surgeries and local school, as well as the wide range of facilities in the town centre.

Closer still is the Texaco garage with store for those last-minute groceries, whilst the Stonemasons Pub is just a short walk away. Within the town centre the local stores are mostly centred around the market square and 15th century Minster church and and have everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, clothes 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 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.

DIRECTIONS

What3words///ringside.brink.observe

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 information.

MATERIAL INFORMATION

Somerset Council Somerset Council 0300 123 2224

Council Tax Band C

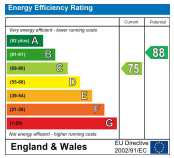
Photographs taken November 2026 - © Symonds and Sampson

There is a managing agent (Meadfleet) who deal with the provision and maintenance of communal areas on the development including street lighting etc. Twice-yearly invoices are provided to cover works that are carried out. The vendors have informed us that the charges are approximately £150 per annum.



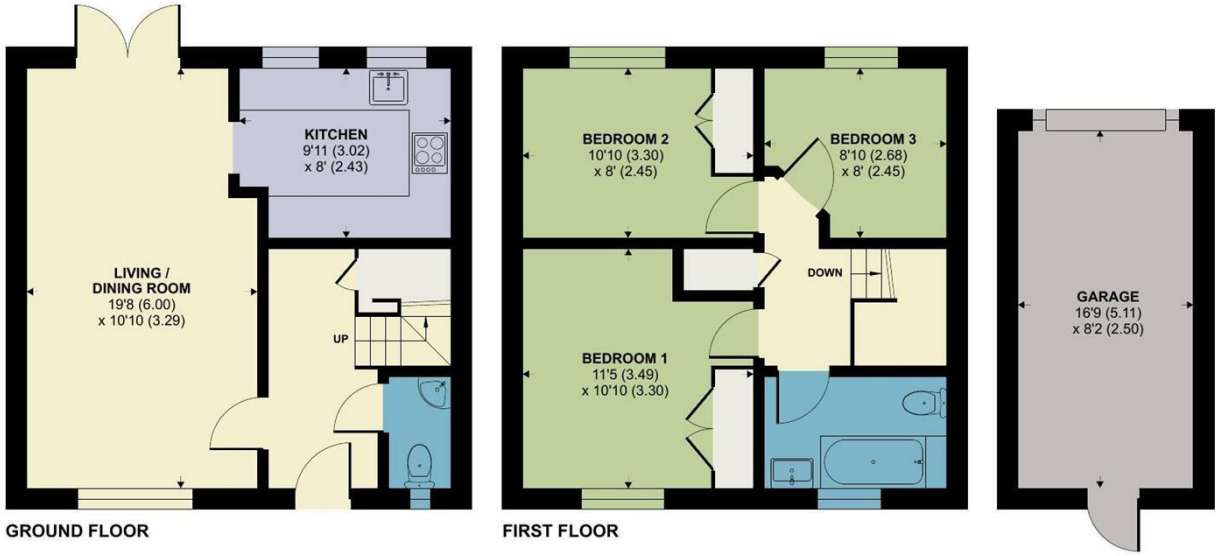






Carnival Close, Ilminster

Approximate Area = 782 sq ft / 72.6 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 920 sq ft / 85.4 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: 1547596





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