



# West Willow Reach

Rod Lane, Ilton, Ilminster, Somerset

# West Willow Reach

Rod Lane

Ilton

Ilminster

Somerset TA19 9ET

A deceptively spacious and beautifully upgraded bungalow, tucked away in a convenient village with pretty gardens and a double garage.



- Deceptively spacious detached bungalow
- Lane-side location in convenient village
- Offered for sale with no onward chain
- 2/3 bedrooms and 2/3 reception rooms
  - Stylish fitted kitchen / dining room
- Generous sitting room and additional garden room
- Beautifully fitted shower rooms and cloakroom

Guide Price **£475,000**

Freehold

Ilminster Sales  
01460 200790

[ilminster@symondsandsampson.co.uk](mailto:ilminster@symondsandsampson.co.uk)



## THE PROPERTY

Quietly positioned away from busy traffic, this attractive modern bungalow appears to have been lovingly maintained both inside and out. The spacious and flexible layout reveals far more room than you might expect, while thoughtful built-in storage and light, modern décor create a bright and welcoming feel from the moment you walk in. A perfect, low-maintenance choice for those wanting the ease of single-storey living.

## ACCOMMODATION

Positioned at the front of the property, a contemporary double-glazed door opens into a practical porch, leading through to a spacious and welcoming hallway. Wood-effect flooring, light décor and recessed downlighters create a cohesive, modern feel throughout.

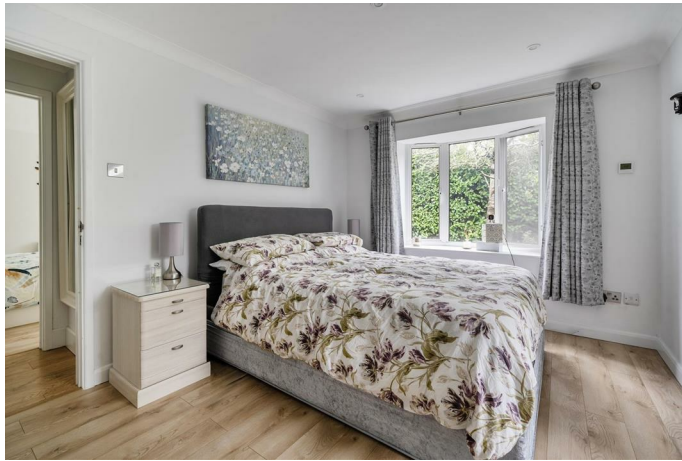
To one side, a substantial sitting room overlooks the front garden, with a contemporary electric fire forming an attractive focal point. Double doors open into a generous garden room featuring an abundance of fitted units and enjoying a dual aspect across the gardens. French doors lead directly onto an appealing south-west facing decking area.

Opposite the entrance hall is a fitted kitchen with space for dining, appointed with modern cream gloss units, drawers and pull-out larder storage, along with integrated appliances including a NEFF hob with cooker hood above and an electric oven, plus provision for an additional integrated appliance if desired. An under-counter integrated fridge provides everyday convenience, with further space for a freezer available in the adjoining utility room.

The utility room is also well fitted with a range of white gloss units and space for both a washing machine and tumble dryer. A door leads to the rear lobby, where a separate boot room houses the oil-fired boiler, creating a warm and practical area for coats and footwear, aided by further fitted storage.

Beyond the entrance hall, an inner hallway provides access to both a separate cloakroom and a stylishly fitted shower room. The former third bedroom is ideal for occasional guests or use as a home office, while the second bedroom is a generous double overlooking the rear garden. The principal bedroom suite is equally impressive, benefitting from its own en-suite shower room with includes a further range of additional built-in wardrobes and storage.





## OUTSIDE

The gardens have clearly been designed and loved by green fingers. Each area is thoughtfully planned out to make the most of each aspect. To the front the driveway provides off road parking and access to the integral double garage with electric up and over door, power, light and internal door to the rear lobby. The front garden enjoys a sunny aspect and has been landscaped to create private areas to enjoy throughout the day including patio, lawn, climber-clad trellis, raised beds with bamboo for gentle screening and a lovely pergola. Well-stocked borders include a range of perennials and shrubs for all year round interest. The front of the property has a mature Wisteria for late Spring colour. To the west side of the property are two useful timber sheds and external

power points, leading through to a pleasant decking area at the side of the garden room. The side and rear of the property has a slightly oriental feel to the design with statement trees underplanted with bulbs, all enjoying good privacy from an evergreen hedge at the rear. Keen gardeners will enjoy the handy working area to the east side with greenhouse and lots of space for container gardening. There is also an outside tap and the oil storage tank.

## SITUATION

Ilton is a convenient village just a few minutes' drive from Ilminster, which offers a good range of day-to-day amenities including a lovely range of independent stores and supermarkets,

and also well placed for road links via the A358 to the A303, A30 and M5. The village itself benefits from some local facilities including a local pre-school and primary school, cricket club, public house, village hall and riding stables / livery yard. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station (Paddington line). Yeovil and Crewkerne (with its Waitrose supermarket) lie within a similar distance from Ilton and they also have main-line railway stations (Waterloo line).

## DIRECTIONS

What3words/////linked.hockey.fruits

As you enter Rod Lane from Frost Lane, the property can be found on the left hand side.



## SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating. Vendors inform us that a new oil tank was installed in 2025 with a 10 yr warranty.

Ultrafast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for further information.

## MATERIAL INFORMATION

Somerset Council Tax Band D

The sale is subject to a grant of probate. If you are working to a particular timescale please ask the office who will endeavour to provide an update.



Energy Efficiency Rating	
Current	Potential
 Current: <b>B</b> (78)	Potential: <b>C</b> (54)
<small>Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)</small>	
<small>England &amp; Wales EPC Directive 2002/91/EC</small>	

# Rod Lane, Ilton, Ilminster

Approximate Area = 1479 sq ft / 137.4 sq m  
 Garage = 292 sq ft / 27.1 sq m  
 Total = 1771 sq ft / 164.5 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). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1413138



ILM/AJW/130226



01460 200790

ilminster@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 21, East Street,  
 Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**