



Symonds
& Sampson

5 Blackdown View

Ilminster, Somerset

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Ilminster
Somerset TA19 0AZ

Having been thoughtfully improved and updated both inside and out, this spacious and immaculate home is ideally suited to families or anyone looking for a convenient location with both the town and open countryside close at hand.



- Beautifully presented 4-bedroom semi
- Spacious and practical family-size accommodation
- Popular area close to town and open countryside
 - Stunning L-shaped kitchen / dining area
 - Useful separate utility room with WC
- Attractive family bathroom and en suite shower
- Off road parking and practical ramp access to front

Guide Price **£290,000**

Freehold

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THE PROPERTY

Whether you're a busy family looking for a home where everyone can enjoy their own space, or simply want plenty of room for entertaining friends and family, this surprisingly spacious and beautifully presented property offers an excellent balance of space, style and practicality. Having undergone significant improvements, the house is now easy to manage and offers a good degree of accessibility, while the addition of smart new off-road parking is an added benefit. If you're looking for a stylish, low-maintenance home that is ready to move straight into, this could be just the property you've been waiting for.

ACCOMMODATION

From the moment you step inside, it is clear just how much care and attention has gone into creating this lovely home. The property has been comprehensively updated, with a top-to-toe redecoration, new flooring and stylish internal doors complementing the more substantial improvements. These include the creation of an en suite from the former WC, a refitted family bathroom and the transformation of the main living areas to create a fabulous sociable kitchen and living space.

The dual-aspect sitting room enjoys plenty of natural light and features an open fire, providing a cosy focal point during the colder months. Across the hall, a versatile second reception room with bay window could be used as a snug, formal dining room or family room, depending on your needs.

To the rear, the superb open-plan L-shaped kitchen/breakfast room provides an excellent connection between the two reception rooms, creating a natural flow for everyday living and entertaining. The kitchen is fitted with a stylish range of two-tone units with oak detailing,

incorporating an integrated induction hob, double under-counter ovens, fridge and dishwasher. Wood-effect tiled flooring flows seamlessly between the kitchen and adjoining areas, while the breakfast bar enjoys lovely views across the town towards Herne Hill.

A side lobby provides useful access to the south-facing garden area and leads through to a separate utility room, with space for a washing machine and tumble dryer, a second sink and additional storage. This practical space also incorporates a downstairs cloakroom.

Upstairs are four well-proportioned bedrooms, comprising three good-sized doubles and a fourth, generously sized single bedroom which would also make an ideal home office. The rear double bedroom benefits from a smart en suite shower room, whilst both the second and third doubles have built-in wardrobes over the stairs. The family bathroom has been finished in timeless sage green metro tiling and includes a attractive suite comprising bath with shower handset over, vanity wash hand basin and low-level WC.

OUTSIDE

To the front, a smart new driveway and retaining walls have been added with a dropped kerb to create a pull-in for off road parking. A ramp provides convenient access to the front door without the need for steps. A side gate leads through to a sunny gravelled and paved area which is clearly a sun trap in fine weather and enjoys views across the town towards the countryside beyond. There is also space here for a shed if you wish. The rear garden is laid to gravel for ease of maintenance, with a raised border to one side.

SITUATION

Tucked away on the northern edge of the town, the property lies away from busy traffic in a mature residential area. A walk along the nearby

public footpaths takes you down into the town centre. As well as public footpaths in the local area, the Dillington Estate offers several kilometres of permissive footpaths, making this an ideal location for dog walkers.

Blackdown View lies approximately quarter of a mile from the heart of the community, where there's a wide 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 butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, boutiques and gift shops. Ilminster is also 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. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat and drink too, including pubs, cafes, and take-aways.

DIRECTIONS

What3words///started.levels.reissued

SERVICES

Mains gas, water, drainage and electricity are connected. Gas central heating.

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

MATERIAL INFORMATION

Somerset Council 0300 123 2224

Council Tax Band C

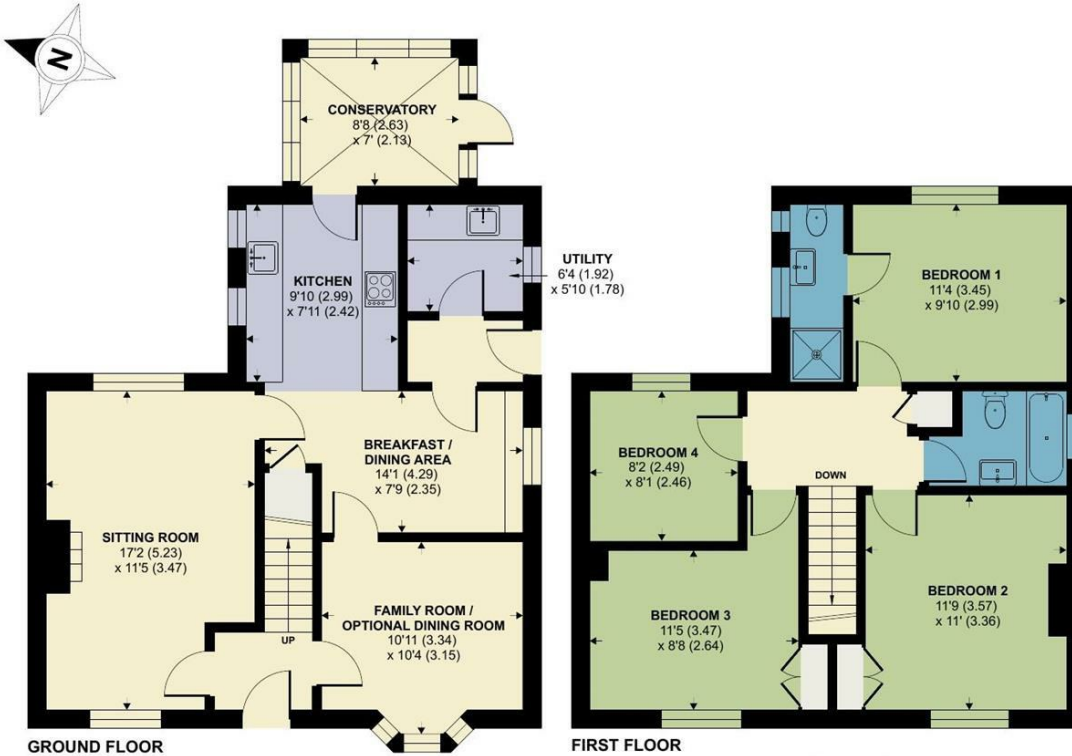


Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A		
B		
C		
D		
E		
F		
G		
England & Wales		

Blackdown View, Ilminster

Approximate Area = 1281 sq ft / 119 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). Produced for Symonds & Sampson. REF: 1508146



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