

# 12 Victoria Court

Silver Street, Ilminster, Somerset

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Silver Street  
Ilminster  
Somerset TA19 0DD

A super-stylish and spacious maisonette for the over-60's set in a picturesque location with all the pretty town centre facilities close at hand.



- Spacious and beautifully presented maisonette
- Convenient and attractive position in the town centre
  - Over 60's development
- Three double bedrooms including master with en suite
- Generous kitchen / breakfast room with walk in pantry
- Stunning L-shaped living space with feature window
  - Residents parking and external stairlift

Guide Price **£275,000**

Leasehold - Share of Freehold

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## THE PROPERTY

The perfect home for those looking to downsize - who don't actually want to downsize! This is a reluctant sale of a spacious and practical maisonette right in the heart of the town centre with everything you need right on your doorstep. The ever-popular Victoria Court development was created in the mid 1990's from the historic listed coaching inn famed for accommodating the infant Queen Victoria in 1819. Whilst the property has been cleverly refurbished by the current owners it retains a great sense of character and individuality. With generously proportioned rooms over two floors, it also has the added advantage of an external stairlift for those who are thinking ahead and want to retain easy accessibility.

## ACCOMMODATION

The initial entrance porch offers plenty of space for hanging coats and an additional useful built-in storage cupboard. Adjacent is a practical utility area and WC with space to house both your washing machine and a tumble dryer, as well as useful space to the side for an airer or additional storage. The open-plan L-shaped living / dining room boasts a beautiful feature sash window providing views across the communal courtyard. The wood effect flooring flows throughout this room and via attractive part glazed oak doors into an impressive kitchen / breakfast room with central island. Attractively fitted to include contemporary gloss units and a white ceramic sink unit, it's the perfect kitchen for those that want to entertain. Its practical layout includes integrated appliances, with full length fridge and additional full length freezer, 5 burner gas hob and two electric ovens, and integrated dishwasher with an infinitely useful walk in larder to one side. The wall mounted gas boiler is tucked away discreetly in a complementary cupboard. The stairs lead up from the living room to a lovely mezzanine landing, perfect as a reading nook. There are three double bedrooms making it perfect for visiting guests, alongside a stylish main bathroom with spa bath and additional en suite shower room to the master bedroom.

## OUTSIDE

The communal courtyard garden with its raised beds provides an attractive central focal point and a pleasant space to sit and chat with residents in the sunnier months. A private locked gateway for which residents have a key, provides a short cut straight into the market square, whilst there is further pedestrian and vehicular access via Silver Street. There is a communal residents parking area. We understand residents have a right to park one vehicle on a first come first served basis. Access to the maisonette is via private stone steps from the courtyard with its own external stairlift should it be required.

## 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

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## SERVICES

Mains electricity, water, drainage and gas are connected. The water charges are included within the monthly service charge.

Ultrafast broadband is available. There is mobile coverage in the area. Please refer to Ofcom's website for further details.

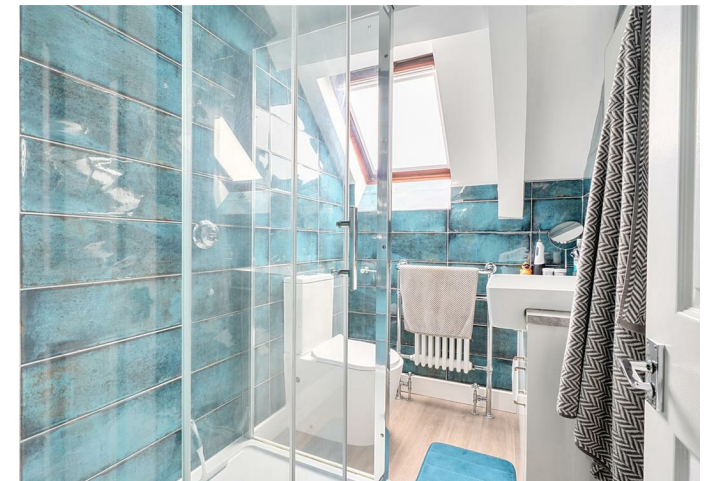
## MATERIAL INFORMATION

Somerset Council Tax Band A

The property has a 999 year lease from 01/06/1995. Residents become a shareholder in the freehold and the development is run via a residents management company, with a sinking fund in place for repairs.

We understand work is planned for the roof of No.12 and this has been budgeted for from current funds. The office also holds further information regarding previous insurance history should a buyer wish to discuss this further, although the service charge includes a communal building insurance policy. The service charge also covers general maintenance, window cleaning and upkeep of the communal areas. The current service charge is £167 per month.

The property is located in the town's designated conservation area and is Grade II\* listed.



## Victoria Court, Silver Street, Ilminster

Approximate Area = 1354 sq ft / 125.7 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Total = 1392 sq ft / 129.2 sq m

For identification only - Not to scale



Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



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: 1408039



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