

Symonds  
& Sampson

17 Bushs Orchard  
Ilminster, Somerset



# 17 Bushs Orchard

Ilminster  
Somerset TA19 9PF

With its unusually impressive eco-credentials including air source heating, solar panels and batteries, this fabulous low-maintenance home is ideal for those buyers looking to minimise upkeep and their monthly outgoings.



- Semi-detached house with garage and workshop
- Upgraded heating including air source heat pump
  - Solar panels and battery storage
- Ideal low-maintenance home with lower outgoings
- Level waking distance of town centre and facilities
- Close to recreation ground and local countryside walks

Guide Price £285,000

Freehold

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## THE PROPERTY

Nestled in a sought-after cul-de-sac and just a short walk along the traffic-free path into town, this extensively upgraded modern home offers a stylish and spacious layout, perfect for anyone seeking a low-maintenance property with character. The current owner has enhanced the home with energy-saving features, including solar panels, batteries, EV charging point, an air source heat pump, and optional air conditioning—all equipped with HEPA filters to reduce pollen and allergens. Well presented throughout, this property is an ideal choice for those looking to downsize to a convenient, low-hassle home with lower outgoings.

## ACCOMMODATION

Beautiful engineered oak flooring flows throughout the ground floor, beginning in the entrance hallway. To one side, a convenient downstairs cloakroom is perfectly placed, while at the rear, a modern kitchen features sleek white units, including a NEFF induction hob with under-counter oven and a stainless steel cooker hood. The kitchen also provides space for a slimline dishwasher, washing machine, and a fridge freezer.

The spacious living/dining room boasts a Portuguese limestone fireplace creating a nice focal point (the gas fire is no longer in use due to the switch to solar energy). On the first floor, the master bedroom suite sits above the living room, offering a generous sense of space and a practical layout, complete with ample fitted wardrobes and an en-suite shower room. An additional cupboard houses the upgraded Vaillant hot water system, which includes a myenergi Eddi hot water diverter, allowing any surplus solar

energy to heat the hot water if preferred.

There are two further bedrooms, including a large walk-in over-stairs wardrobe in bedroom two, and a separate family bathroom, completing the versatile and well-thought-out accommodation.

## OUTSIDE

At the rear, a fully enclosed garden enjoys a sunny westerly aspect and has been thoughtfully landscaped for low maintenance, featuring artificial grass and gravelled areas. An outdoor tap adds convenience. At the back of the garage, a practical timber workshop provides an ideal space for hobbyists or additional garden storage, with a door leading directly into the garage, which has an electric up-and-over door. The garage also houses the solar panel inverter, two solar panel batteries and EV charging point.

## SITUATION

Bushs Orchard is part of a modern development on the southern side of the town and ideally placed for families with a level walk to the recreation ground, play area and tennis courts, and close to the start of the Ilminster - Chard traffic free cycle path. It's also conveniently placed within a walking distance of the doctors' surgeries and local school, as well as the wide range of facilities in the town centre which are a level walk away. The town is also well served by a 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 nearby whilst the Ilminster also has its own theatre. On East Street, Ilminster Arts centre is a vibrant arts venue with cafe and there are plenty of other

places to eat and drink including pubs, cafes and takeaways. The town benefits from several hairdressers / beauty salons and a dental surgery.

## DIRECTIONS

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## SERVICES

Mains electricity, water, and drainage are connected. Heating via an Air Source Heat Pump which also can provide air conditioning.

Solar PV panels (4.68kWh) with additional 2 x 8.2kW GivEnergy batteries. Solar panels provide energy to the house, with excess charging the batteries which power the house after dark or when required. The batteries also charge during the winter via an off peak overnight rate, therefore providing cheaper energy during the day. There is also an export rate back to the national grid. The office is happy to provide more detailed information as to the individual aspects and benefits of the system, either via telephone, email or in person during a viewing.

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

## MATERIAL INFORMATION

Somerset Council Tax Band C



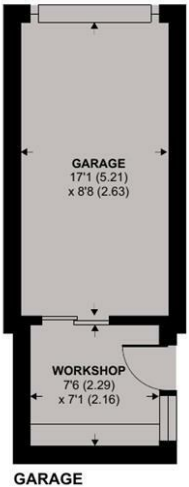


Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		



# Bushes Orchard, Ilminster

Approximate Area = 932 sq ft / 86.5 sq m  
Garage = 204 sq ft / 18.9 sq m  
Total = 1136 sq ft / 105.4 sq m  
For identification only - Not to scale



GARAGE



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: 1405939



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