

Scorpio

Wadham Close, Ilminster, Somerset

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Wadham Close
Ilminster
Somerset TA19 9BH

Enjoying attractive views towards Herne Hill and conveniently positioned within easy reach of the pretty town centre, this detached bungalow has been substantially extended to create a spacious and versatile home.



- Spacious, extended detached bungalow
- Convenient location near to the pretty town centre
 - Views towards countryside
- Three double bedrooms, three bath / shower rooms
 - Versatile accommodation
 - Mature and productive gardens
 - Garage and driveway parking

Guide Price **£495,000**

Freehold

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THE PROPERTY

Offering generous internal accommodation all on one level, this would make an ideal choice for those looking to enjoy a comfortable and practical home for the actively retired or families with older children, as there's plenty of space for entertaining friends and family, or accommodating hobbies. Having been substantially extended, and the gardens landscaped to create a productive and practical space for those with green-fingers, it offers much more than initially meets the eye.

ACCOMMODATION

Accessed from the side, the property opens into an impressive contemporary kitchen, fitted with a stylish range of soft-close neutral gloss units centred around a generous island. The kitchen design provides excellent storage, including pull-out larder cupboards and deep pan drawers, complemented by solid quartz worktops. There is an inset double stone sink with mixer tap and separate instant hot water tap, while a comprehensive range of integrated appliances includes twin Neff ovens (a combination microwave, steam oven and warming drawer) Neff induction hob, Hotpoint dishwasher and wine cooler. Space is also provided within the units for a large fridge/freezer. The central island creates a useful informal dining area, while there is further room for a table with attractive corner banquette-style seating.

Beyond the kitchen, the conservatory provides a particularly versatile space with a variety of potential uses. It forms a useful link between the garage/hobby room and utility room and the main living accommodation, and has pleasant views to the west.

The inner hall incorporates a useful study area, cleverly tucked behind feature glass-block walling, while a stained-glass window adds character and allows borrowed light through from the sitting room. The impressive sitting room with its vaulted ceiling is a particularly spacious and light-filled room, enjoying a dual aspect with triple sliding patio doors opening to the south and west. These flood the room with natural light, while stylish feature mood lighting creates a warm and adaptable atmosphere throughout the seasons and into the evening. A contemporary gas fire provides an attractive focal point.

There are three good-sized double bedrooms. The principal bedroom benefits from generous built-in storage and a spacious en suite bathroom, fitted with a contemporary suite comprising a dual-ended semi-freestanding bath, large walk-in steam room/shower, bidet, wall-hung wash hand basin and concealed-cistern WC.

The second bedroom enjoys a pleasant outlook over the garden and features an extensive range of fitted birch-fronted bedroom furniture. The third double bedroom is particularly versatile and could be ideal for a dependant relative, being conveniently positioned alongside the main shower room and opening directly into the conservatory via patio doors. This arrangement provides the potential for a more independent living area if required.

The former garage has effectively become an integral part of the living accommodation and now offers a highly versatile space, ideal for storage, hobbies, a home office or a variety of other uses. It has its own sink, fitted storage units and a further set of facilities in the form of a shower room/WC. Conveniently accessed from the main accommodation via the conservatory, it also retains a roller shutter door to the front, adding further flexibility to the space.





OUTSIDE

The property occupies an elevated position within Wadham Close, a desirable setting just off Station Road. From the front, there are pleasant views across attractive listed buildings towards Herne Hill.

To the front of the property, a driveway provides off-road parking in front of the garage. The main garden enjoys a lovely southerly aspect and has been thoughtfully landscaped to make the most of its elevated and sheltered position. A substantial paved sun terrace wraps around the southern and western elevations, providing an excellent space for outdoor dining, relaxing and entertaining.

The current owners have made particularly good use of the natural slope, with attractive and productive raised beds occupying the lower section of the garden. Keen gardeners will appreciate the impressive range of established fruit and planting, including a fruit cage containing a selection of soft fruit, espalier trees with plum, cherry, fig and apple, raspberry canes and a grape vine. There are also productive vegetable beds, all carefully positioned to take advantage of the sheltered



aspect. Closer to the property, a herb bed includes rosemary and sage.

An attractive ornamental pond with waterfall feature sits to one side of the patio, adding a further focal point. The garden also benefits from a greenhouse and timber shed, while discreet 12v garden lighting operated by a light sensor provides a lovely finishing touch and ensures the garden can be enjoyed into the evening.

SITUATION

The property is one of just four set in a small close within half a mile of the town centre. Wadham Close enjoys an elevated position with pleasant views across the town towards Herne Hill in the south.

The pretty town centre includes a great mix of independent and high-street stores. These are mostly huddled around the market square and 15th century Minster church and have everything you need from an excellent butchers, delicatessen, cheese and dairy shop, homewares and antiques stores, clothes boutiques and gift shops.

Ilminster is also well served by two town-centre supermarket, the Tesco store with ample free parking. Alongside are 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 too, including pubs, restaurants, cafes and takeaways. The town has several hairdressers / beauty salons, dental surgery and modern health centre with two doctors' surgeries. The recreation ground includes Cricket and Football Clubs with several teams for both men and women, and over various age ranges, and a children's play area.

DIRECTIONS

What3words/////polo.verve.skate

SERVICES

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

Ultrafast broadband is available.

There is mobile coverage in the area. Please refer to Ofcom's website for further information.



MATERIAL INFORMATION

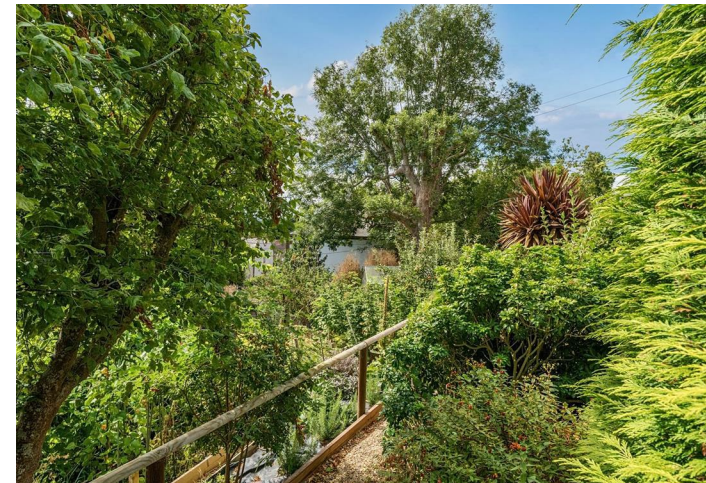
Somerset Council 0300 123 2224

Council Tax Band D

CCTV / Ring Door bell or other similar equipment may be recording at the time of any viewings.

Access is via a private road, the first section of which is owned by this property. There are joint maintenance obligations between the properties for any areas which have shared use.

The vendor may require a delayed completion but please ask the office if you have a particular timescale in mind and we can discuss this with our client.



Energy Efficiency Rating	
For energy efficiency - lower ratings are better	
A	81
B	
C	
D	
E	
F	
G	
England & Wales	



Scorpio, Wadham Close, Ilminster

Approximate Area = 1475 sq ft / 137 sq m

Garage = 232 sq ft / 21.5 sq m

Total = 1707 sq ft / 158.5 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1499733



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