



23 Home Farm Way

Ilminster, Somerset

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Ilminster
Somerset TA19 9BX

A beautifully kept detached house with double garage, set in a pleasant and easily accessible small development on the western outskirts of town.



- Detached house with double garage
- Popular residential area on the western outskirts of town
- Attractive, lower maintenance gardens
 - Pleasant outlook to rear
- Tidy, well-presented accommodation
 - Conservatory

Guide Price **£425,000**

Freehold

Ilminster Sales
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THE PROPERTY

Having been in the same ownership for many years, this super detached property has been well-looked after and much improved. Offering very tidy, well-appointed accommodation with neutral decor, its large enough for a family and yet low-maintenance enough for those downsizing into town or who have with busy lifestyles.

ACCOMMODATION

The property offers a traditional and well-planned layout, beginning with an entrance hall that includes a convenient downstairs cloakroom. To one side, the bright and spacious dual-aspect sitting room enjoys plenty of natural light and opens onto the rear garden through patio doors, while also flowing seamlessly into the generously sized kitchen/breakfast room at the rear of the house.

The kitchen is fitted with quality units and incorporates integrated appliances including a washing machine, dishwasher and fridge. There is space for a freestanding gas cooker with an extractor hood above, along with a practical breakfast bar providing an ideal spot for informal dining. Beyond the kitchen, a separate formal dining room offers potential to be opened up into the kitchen area, creating an even larger open-plan living space if desired. To the rear, a delightful triple-aspect conservatory overlooks and opens directly onto the garden.

Upstairs, the landing gives access to four well-proportioned bedrooms which have a lovely outlook to the rear over greenery and the pretty, adjacent cottage, whilst the front bedrooms have views across the neighbouring properties towards the Blackdown Hills in the distance. There is a stylish, well-modernised family bathroom featuring an attractive white suite comprising a panelled bath with dual-head shower and folding glass screen, a concealed cistern WC, and a vanity unit with useful storage beneath granite-effect worktops. A chrome towel radiator completes the contemporary finish.

The principal bedroom benefits from fitted wardrobes, overhead storage, drawers and a dressing table, as well as its own modern en suite shower room with double shower cubicle. There are two further double bedrooms, together with a slightly smaller fourth bedroom which would also make an ideal nursery, home office or study.

The property benefits from UPVC double glazing and gas central heating.





OUTSIDE

The property occupies a slightly elevated position near the end of the cul-de-sac and benefits from a driveway to the side, providing off-road parking and access to the adjoining double garage. The garage features two electrically operated up-and-over doors, along with power and lighting, while a rear pedestrian door leads directly into the garden.

The rear garden is a good size, extending across the full width of both the house and garage, and enjoys a particularly private setting with an attractive outlook. Designed for easy maintenance, it offers an ideal space for those who enjoy gardening without extensive upkeep, featuring a brick-edged lawn, flower borders, gravel and shingle areas, as well as a convenient outside tap. Gates on both sides of the property provide additional access.



SITUATION

Home Farm Way is located towards the western edge of town, off Station Road. There is pavement access should you wish to walk into to the town centre which lies just under a mile away. There is also excellent road links via the Southfields Roundabout which connects with the A303 and A358.

Ilminster is one of South-Somerset's prettiest market towns and everything needed for day-to-day living is on the doorstep. There is a wide variety of independent stores centred on the market square and 15th century Minster Church. The town is well served by a modern health centre including two surgeries, a dental surgery, a primary school, a town-centre Tesco store, hairdressers, cafes, pubs and takeaways. The nearest mainline station is 10 minutes away in

Crewkerne (London Waterloo-Exeter). Taunton Station serves Bath, Bristol and London Paddington. Within approximately a 30-minute drive lies the Jurassic Coast World Heritage site and the famous seaside town of Lyme Regis.

DIRECTIONS

What3words/////spun.sonic.releasing

SERVICES

Mains electricity, water, drainage and gas are connected.

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 E



Energy Efficiency Rating		Current	Potential
Floor energy efficiency (lower ranking is better)			
100 mm A	72	64	72
Walls			
100 mm B			
Roofs			
100 mm C			
Windows			
100 mm E			
Doors			
100 mm F			
Total			
100 mm G			
Minimum energy efficient rating			
England & Wales			
EU Directive 2002/91/EC			

Home Farm Way, Ilminster

Approximate Area = 1223 sq ft / 113.6 sq m

Garage = 269 sq ft / 24.9 sq m

Total = 1492 sq ft / 138.5 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). Produced for Symonds & Sampson. REF: 1456260

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