

39 Summerlands Park Avenue

Ilminster, Somerset

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Ilminster
Somerset TA19 9BT

Offered for sale with no onward chain* and perfect whether you're first time buyers, a young family or those looking to downsize, this modern three bedroom semi is well-placed for everything the town has to offer and enjoys views towards the countryside.

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- Offered for sale with no onward chain*
- Great value semi-detached house
- Gas central heating, UPVC double glazing
- Front and rear gardens
- Single garage and driveway
- Potential for creation of further parking to front
- Ideal for first and second time buyers
- Convenient location near to the pretty town centre

Guide Price £205,000
Freehold

Ilminster Sales
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THE PROPERTY

Tucked away from busy traffic in a popular residential area not far from the town centre, this three bedroom semi-detached home enjoys a pleasant outlook to the front towards the local countryside and yet is well placed for the town centre. Local footpaths also provide handy access towards the recreation ground, schools and doctors surgeries on foot, making it the ideal home for people at all stages of the property ladder.

ACCOMMODATION

The entrance hall includes useful understairs storage, and a handy downstairs cloakroom to one side. One of the benefits of houses of this era is that they often come with large picture windows flooding the house with natural light, and the kitchen at the front of the house makes the most of this with a pleasant views across the town towards the local countryside beyond. Fitted with a range of units including floor and wall mounted cupboards, the work surfaces incorporate a stainless steel sink and drainer unit, and plenty of space for a washing machine, tumble dryer and additional space for an electric cooker. An alcove affords space for an upright fridge freezer. Across the rear of the house is a good size sitting / dining room with large window and door overlooking the rear garden. The vendors have created a faux feature fireplace with electric stove creating a focal point and there is ample room for a dining table and chairs, as well as the normal suite. On the first floor the family bathroom is fitted with a white suite including bath with electric shower and shower screen, wash hand basin and WC, all finished with smart metro tiling. A cupboard houses the Ideal gas boiler for the central heating and hot water. There are three bedrooms, the front room again benefitting from lovely views towards the Blackdown Hills.

OUTSIDE

To the front of the property the house benefits from a good frontage, with the front garden currently laid to lawn with flower and shrub borders. There is ample room to create further off road parking if required subject to the necessary consents. A driveway to one side leads to the attached single garage at the rear of the property with up and over door. A side gate leads into the rear garden which has been landscaped into areas of crazy paved patio, decking and a small lawn with flower borders. Beyond the garage a former timber outbuildings is currently used as a summerhouse, well placed to catch the morning sunshine.

SITUATION

The Summerlands Park area is a popular mature residental area just to the west of the town centre and situated away from busy roads. It is well placed close to the heart of the community, near to our pretty town centre with its wide variety of facilities. The shops 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 as well as a central Co-op store. Alongside Tesco 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 too, including pubs, cafes, restaurants and take-aways. The town also has a well-regarded local theatre. There are several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town including two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and has everything you need for day-to-day living on your doorstep. It also has a recently merged Primary School and pre-schools / nurseries. Should you need to go further afield the town benefits from superb road links via the A303 and A358. Local railway stations lie at Crewkerne (Waterloo – Exeter) and Taunton (Paddington).

DIRECTIONS

What3words//////waged.grace.delivers

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

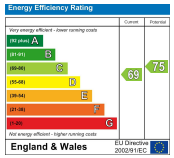
Somerset Council Tax Band C

*The vendors are not tying in an onward purchase.. If you are working to a particular timescale please contact the office for an update on this.





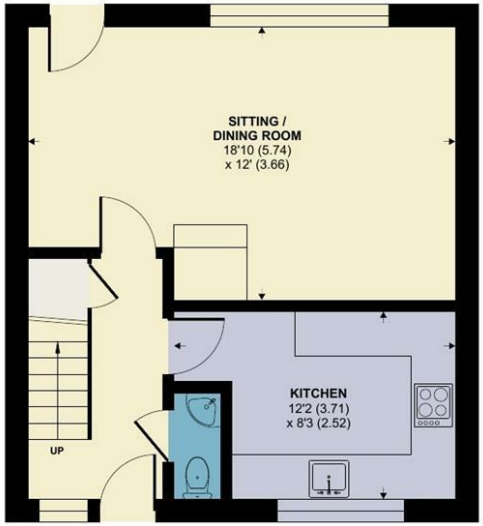




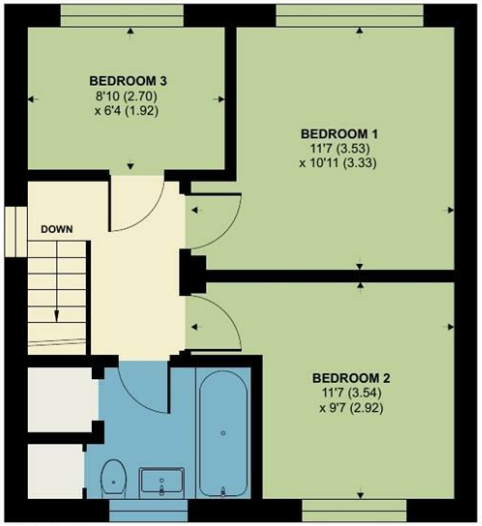
Summerlands Park Avenue, Ilminster

Approximate Area = 784 sq ft / 72.8 sq m
Garage = 118 sq ft / 10.9 sq m
Total = 902 sq ft / 83.7 sq m
For identification only - Not to scale

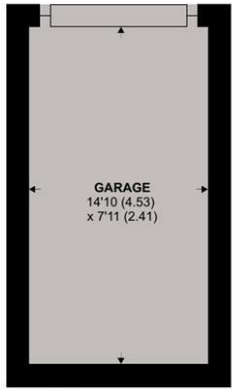




GROUND FLOOR



FIRST FLOOR



GARAGE

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: 1431918

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