



23 CANAL WAY

Ilminster, TA19 9DS

Price Guide £250,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented three bedroom home situated within a short distance of the Town Centre and amenities. The accommodation in brief comprises entrance hall, cloakroom, sitting/dining room, kitchen, three bedrooms, master en-suite and a family bathroom. Outside there's front and rear gardens, allocated parking and a garage. The property has been a great investment, one to view with no onward chain.

## Situation

Ilminster is a Medieval market town which offers a range of shopping including, independent shops, butchers, greengrocers, hardware store, antique shops, arts and crafts centre, Tesco, Co-Op and other amenities, together with nurseries and schools. It also has convenient road access to both the M5, to the A303 and a bus service for the Berrys Superfast to London Hammersmith. There are mainline railway stations at Crewkerne 7 miles (London Waterloo) and the county town of Taunton 13 miles (London Paddington).

## The local area

12 miles – Taunton | County Town | London Rail Links 14 miles – Yeovil Town | London Rail Links - 43 miles – Bristol International Airport

## Local Authority

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

Radiator and stairs rising to the first floor.

## Cloakroom

With a window to the front aspect. Suite comprising low level WC, wash hand basin with tiled splashback and a radiator.

## Sitting/Dining Room

15'7 × 15'1 max (4.75m × 4.60m max)

With a window to the rear aspect and french doors opening out into the garden. Gas fire with surround, two radiators and an under stairs storage cupboard.

## Kitchen

8'9 × 8'8 (2.67m × 2.64m)

With a window to the front aspect. Newly fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, electric oven, gas hob and an extractor fan over. Integrated fridge/freezer and space for washing machine and dishwasher. Wall mounted gas central heating boiler, radiator and tiling to all splash prone areas.

## First Floor

Airing cupboard and doors into:

## Master Bedroom

12'1 × 8'3 (3.68m × 2.51m)

With a window to the front aspect, built in wardrobe and a radiator.

## En-Suite

With a window to the front aspect. Suite comprising shower cubicle, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

## Bedroom Two

9'3 × 8'7 (2.82m × 2.62m)

With a window to the rear aspect and a radiator.

## Bedroom Three

8'7 × 6'1 (2.62m × 1.85m)

With a window to the rear aspect and a radiator.

## Bathroom

Suite comprising bath, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

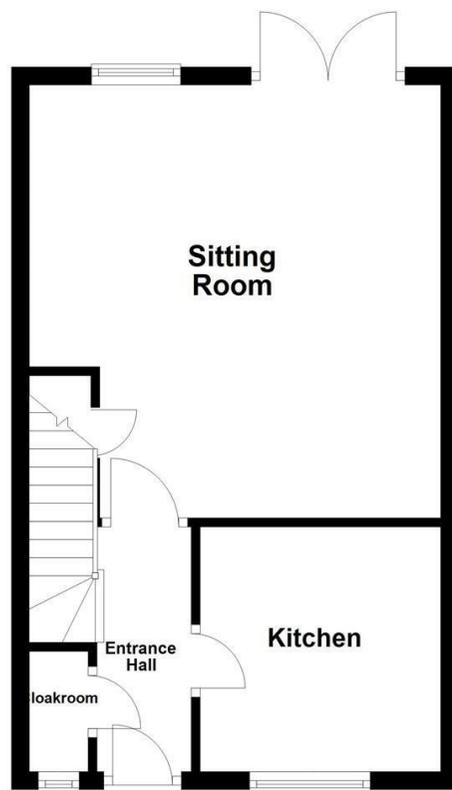
## Outside

The property has low maintenance front and rear gardens. There is a garage and parking space next to the property.

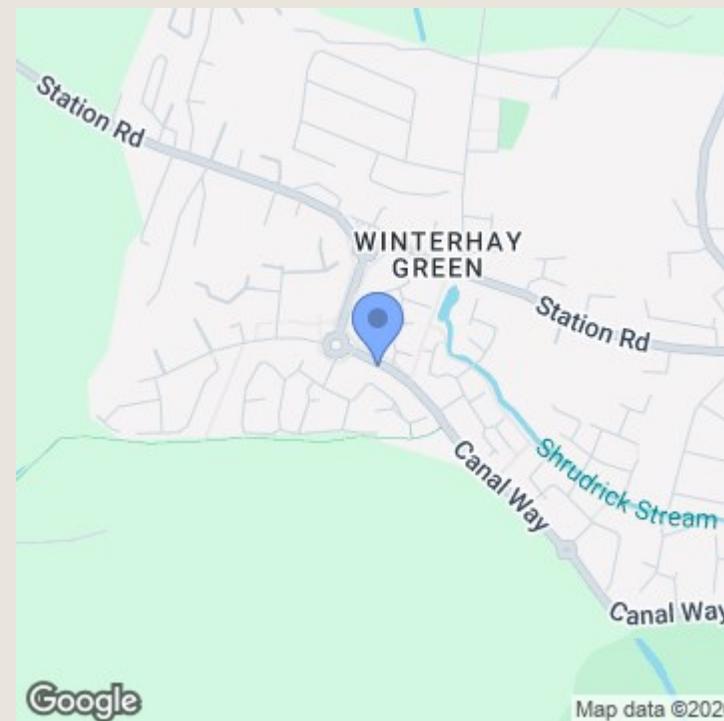
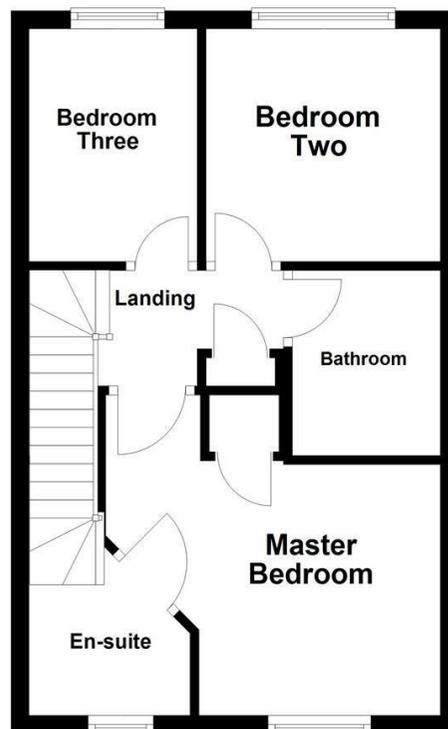
## Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The boiler was last serviced in September 2025 and the EICR also in 2025.

## Ground Floor



## First Floor



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

