

Symonds  
& Sampson

# 4 Listercombe Close

Ilminster, Somerset

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Ilminster  
Somerset TA19 0EW

Unique, surprisingly spacious and with views as far as the eye can see! This super chalet bungalow offers flexible accommodation whether you need space for a family or are actively retired.



- Semi-detached chalet bungalow
- Elevated position with panoramic views
  - Spacious and flexible layout
- 3 bedrooms over two floors (with optional dining room / bedroom 4)
- Predominantly level rear garden

Guide Price **£330,000**

Freehold

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## THE PROPERTY

Enjoying an elevated position with fabulous views across town as far as the Blackdown and Quantock Hills, this spacious semi-detached chalet bungalow offers light and airy accommodation and is the most sensational spot from which to watch the sunsets!

## ACCOMMODATION

Steps rise from the cul-de-sac to a paved front terrace that enjoys outstanding views across the town. A glazed entrance door opens into a useful porch, providing additional space for coats and shoes while also allowing natural light through to the dining area.

The well-proportioned living room features a wood-burning stove and fully takes advantage of the panoramic outlook. It offers ample flexibility to serve as a multifunctional space, whether for relaxing, dining, entertaining, or working from home. In addition, there is a separate formal dining room to the side, which opens directly onto the garden through patio doors.

To the rear, the kitchen/breakfast room is fitted with modern white shaker-style units. A breakfast bar provides a convenient informal dining option, while the worktops incorporate a white ceramic sink with mixer tap. There is space for a range cooker with extractor hood above, as well as provision for a dishwasher and a freestanding fridge freezer. The Worcester Bosch gas boiler is neatly concealed within a wall-mounted cupboard. Leading off the kitchen is a practical utility room with space for a washing machine and tumble dryer, along with additional storage units. This is complemented by an adjoining downstairs shower room for added convenience.

An inner hallway overlooks the garden and provides access to the staircase leading to the first floor. A double bedroom is positioned quietly to the rear of the property.

Upstairs, the bathroom is fitted with a modern white suite comprising a panelled bath with mixer shower attachment, low-level WC, and wash hand basin, finished with neutral ceramic tiling. The spacious, dual-aspect main bedroom benefits from far-reaching front views via Velux windows, while a further smaller bedroom to the front is ideal as a child's room, nursery, or home office. The property is fitted with UPVC double glazing.





## OUTSIDE

A range of solidly built steps provides access through the front garden up to a paved sun terrace which is fenced by picket fencing and small gate, separating it from the main garden. The main garden area enjoys a south-westerly aspect and is predominantly level with lawn and patio that wraps around the rear of the property. There is also a small pond and summerhouse to one corner.

There is unrestricted roadside parking in the cul de sac and there may be potential for creation of off road parking subject to the necessary consents and alterations.

## SITUATION

The property is situated towards the southern edge of Ilminster, but just a half-mile stroll—or a short drive—into the charming market town centre.

The town offers a wide variety of independent shops, primarily clustered around the market square and the 15th-century Minster Church. Here, you'll find everything from an award-winning butcher, delicatessen, and cheese and dairy shop, to homewares, antiques, clothing boutiques, and gift stores. For everyday essentials, Ilminster also has a town-centre Tesco with ample free parking.

Nearby amenities include a bowls club, a tennis club, and the town library. The market square, just a short walk away, doubles as a hub for local bus services to neighbouring towns and the Berry's Superfast coach service to London. Mainline train stations are accessible at Taunton (serving London Paddington, Bristol, Bath, and more) and Crewkerne (serving London Waterloo, Exeter, etc.).

For arts and culture, Ilminster Arts Centre is a vibrant venue with a licensed café, and the town offers numerous other places to socialise, including pubs, cafés, restaurants, and takeaways. Healthcare needs are catered for with a modern health centre on the town's southern side. Families benefit from the recently merged Herne View Primary School.



Ilminster is widely regarded as one of South Somerset's most picturesque market towns, offering everything required for daily life on your doorstep. For longer journeys, excellent road links are available via the A303 and A358 and the beautiful Jurassic coastline is can be reached in around 30-40 minutes drive.

### DIRECTIONS

What3words/////kettles.staked.innovate

### SERVICES

Mains electricity, gas, drainage and water are connected.

Superfast broadband is available.

There is mobile coverage at the property, please refer to Ofcom's website for more details.

### MATERIAL INFORMATION

Somerset Council Tax Band C

Energy Efficiency Rating	
Current	Potential
<b>A</b>	<b>B+</b>
<b>B</b>	<b>B</b>
<b>C</b>	<b>C</b>
<b>D</b>	<b>D</b>
<b>E</b>	<b>E</b>
<b>F</b>	<b>F</b>
<b>G</b>	<b>G</b>

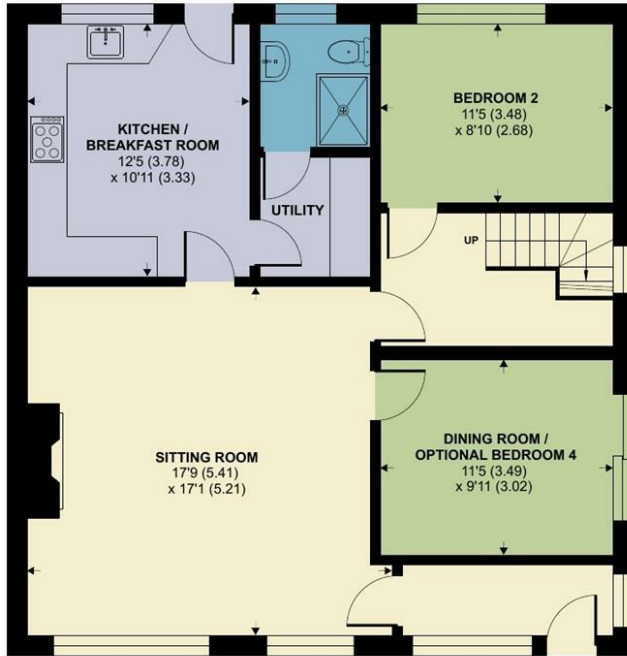
Energy efficiency score: 84 (Current), 70 (Potential)

England & Wales

# Listercombe Close, Ilminster, TA1

Approximate Area = 1270 sq ft / 117.9 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Symonds & Sampson. REF: 1445888



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