



Symonds  
& Sampson

18 Ditton Street  
Ilminster, Somerset

# 18 Ditton Street

Ilminster  
Somerset TA19 0BQ

Ideally placed right in the heart of the town centre, this convenient terraced cottage has the rare benefit of off road parking and a sunny courtyard garden.



- Convenient terraced cottage in the heart of the town centre
  - Level walking distance to facilities
  - Off road parking to the front
  - Southerly facing courtyard garden
- Two double bedrooms, upstairs bathroom



Guide Price **£95,000**

Freehold

Ilminster Sales  
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## THE PROPERTY

An initial entrance hall includes a small understairs cupboard. with a kitchen to one side including a range of units and space for an electric cooker, as well as further undercounter space for other appliances. The living room spans the rear of the cottage and includes a former fireplace (not currently in use) and a french window opening out onto the courtyard garden. Upstairs are two good size bedrooms with exposed beams providing character and a bathroom fitted with white suite including a shower over the bath. The property has double glazed windows and doors, and gas central heating.

## OUTSIDE

There is a gravelled driveway to the front of the cottage providing off road parking, whilst a picket fence and gateway leads down via steps to the front door. At the rear, there is a southerly facing courtyard style garden, laid to paving for ease of maintenance with a raised flowerbed to one side.

## SITUATION

The property is right in the heart of the town centre within a level walk of local facilities including the adjacent Tesco store. 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, a dental surgery, two schools, a Tesco store and town centre Co-op / Peacocks 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 a 30-minute drive lies the Jurassic Coast World Heritage site and the famous seaside town of Lyme Regis. Herne View Primary school is based over two sites in the town and caters for children from 4-11 although there are also good nurseries and pre-schools within easy reach. The town centre also provides easy access to the Dillington estate permitted pathways and Sustrans cycle route 33, meaning you can be in the open countryside within a few minutes walk.

## DIRECTIONS

What3words/////ownership.attracts.buckets

## SERVICES

Mains electricity, water, drainage and gas are connected. Gas central heating via boiler located in the front bedroom.

Ultrafast broadband is available. There is mobile coverage

in the area, please refer to Ofcom's website for more information.

## MATERIAL INFORMATION

Somerset Council Tax Band A

Please note - the property lies within an area with a high risk of flooding from surface water. Our client confirms that the property flooded in 2025 due to blocked drains in the area. Prospective buyers should speak to the office for further information regarding insurance and should make their own enquiries regarding a new insurance policy and premiums.

Please note - the gate in the back garden is an informal arrangement and there is no legal right of way for this property across the rear of No.17.

The property title is registered over two separate title numbers at HM Land Registry.

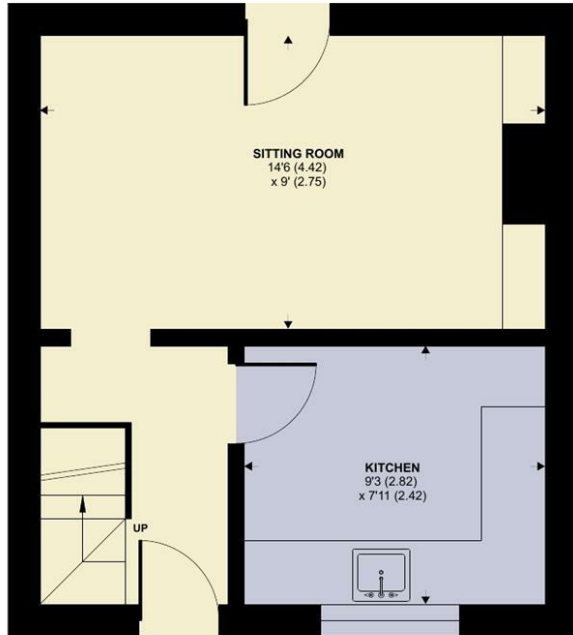


Energy Efficiency Rating	
Current	Potential
<small>For energy efficient homes (rating code A to G)</small> <small>For energy efficient homes (rating code A to G)</small> <small>For energy efficient homes (rating code A to G)</small> <small>For energy efficient homes (rating code A to G)</small> <small>For energy efficient homes (rating code A to G)</small> <small>For energy efficient homes (rating code A to G)</small> <small>For energy efficient homes (rating code A to G)</small>	
<small>England &amp; Wales</small> <small>EPC Directive 2002/91/EC</small>	

# Iminster

Approximate Area = 580 sq ft / 53.8 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 2025. Produced for Symonds & Sampson. REF: 1395112



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