

27 West Street

Ilminster, Somerset

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Ilminster
Somerset TA19 9AA

A perfect "lock up and leave" for buyers with busy lives, this convenient character cottage is located right in the heart of the pretty town centre.

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- Period terrace house
- Convenient for the pretty town centre facilities
- Sitting Room with feature fireplace
- Kitchen / dining room
- Three good size bedrooms, upstairs bathroom
- Ideal "lock up and leave"

Guide Price £177,500
Freehold

Ilminster Sales
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THE PROPERTY

For those that want the convenience of town, with countryside walks not too far away, this good size terrace cottage lies in the perfect spot. Ideal for those who want minimal maintenance, it offers good size accommodation over three floors but with the advantage of no garden to maintain. Whether you're a first time buyer, need a "lock up and leave" or simply want to downsize, it's a great value home with flexible living space.

ACCOMMODATION

The entrance hall includes a useful understairs storage cupboard and opens to the sitting room which is located at the front of the property. A pretty brick feature fireplace includes a gas real flame effect fire in an attractive "woodburner" style for a cosy glow without the hassle of a real wood fire. The property also benefits from gas central heating. At the rear is a fitted kitchen with room for a dining table, The dark blue units include a gas hob and electric oven, whilst the gas boiler is tucked away to one corner. There is also space for a washing machine.

On the first floor is a lovely double bedroom with a good range of fitted wardrobes with mirrored doors adding to the feeling of space. At the rear is a single bedroom with lovely views across the town towards the countryside in the distance. A good size bathroom includes a modern white suite with shower over the bath, low level WC and vanity wash hand basin, finished with a chrome towel radiator. On the second floor, the former attic has been converted at some point in the past to create a super spacious multi-purpose room (please speak to the agent in this regard) which would make a large second double bedroom, home office or additional living space. There is useful under eaves access / storage and the velux windows flood it with natural light.

OUTSIDE

The property is accessed via the front door, which lies on the side of the property, tucked away through a shared side gateway, making it nice and private. Although there is on street parking on a first come first served basis, we understand annual permits are available for the local car parks of which there is one very close to the property. Please contact the office if you would like to discuss this further.

SITUATION

The property is in the heart of the community, in 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//////absorb.afterglow.drop

SERVICES

Mains electricity, gas, water and drainage are connected.

Ultrafast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for more details.

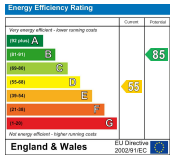
MATERIAL INFORMATION

Somerset Council Tax Band A





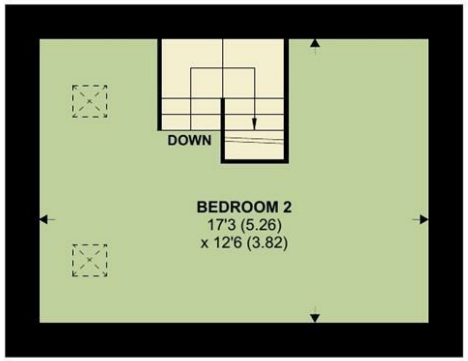




Ilminster

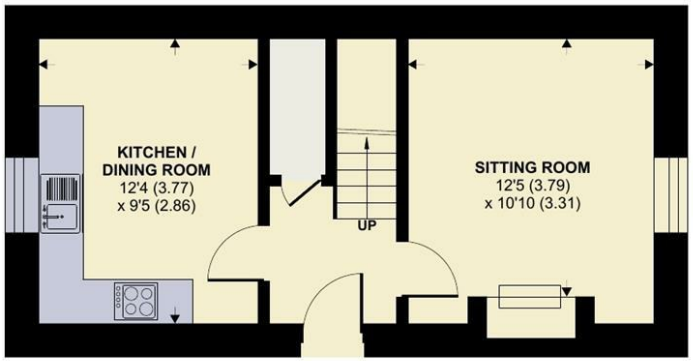
Approximate Area = 903 sq ft / 83.8 sq m

For identification only - Not to scale

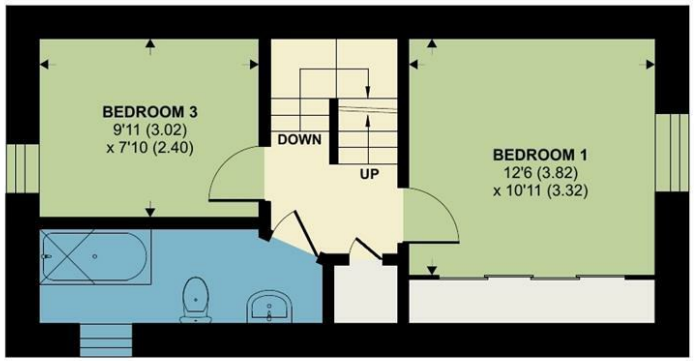


SECOND FLOOR





GROUND FLOOR



FIRST FLOOR



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: 1434564

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