



Wynchurch

Main Street, Ilton, Ilminster, Somerset

Wynchurch

Main Street

Ilton

Ilminster

Somerset TA19 9FZ

In a private, tucked-away position this lovely detached bungalow offers low maintenance single level living with great eco-credentials.



- Detached bungalow in tucked-away position
 - Offered for sale with no onward chain
- Three bedrooms including master with en suite
- Solar panels, underfloor heating and air source heat pump
 - Garage / Carport with electric door
 - Beautifully landscaped rear garden
 - Remainder of NHBC warranty

Guide Price **£475,000**

Freehold

Ilminster Sales
01460 200790

ilminster@symondsandsampson.co.uk



THE PROPERTY

Completed in 2020, this attractive detached bungalow is one of just two, tucked away in a very pleasant and private position. Offered for sale with no onward chain and in lovely order throughout, it's the perfect property for those looking to downsize to single-level, lower maintenance living with less outgoings, benefiting from its own solar panels, underfloor heating and air source heat pump.

ACCOMMODATION

A traditional timber front door opens into an entrance lobby featuring a full-height glazed panel that allows in an abundance of natural light. To one side is a practical storage cupboard for coats and household items, which also accommodates the solar panel inverter and electrical consumer unit.

The open-plan kitchen/dining room is positioned to the rear of the property and enjoys views over the garden, with French doors providing direct access to the patio. The kitchen is fitted with an attractive range of lime-washed style units complemented by quartz worktops, and includes integrated appliances such as an electric hob, double oven, dishwasher, washing machine, and fridge freezer. The dining area is generously proportioned and opens via double doors into the adjoining dual-aspect living room. This space also benefits from French doors to the rear, allowing the garden to be seamlessly incorporated into the living area during warmer months—ideal for entertaining family and friends.

On the opposite side of the bungalow are three well-sized bedrooms, including a particularly appealing principal bedroom with a stylish en suite shower room. This features a double walk-in shower with dual shower heads, along with fitted wardrobes. Adjacent is a spacious

family bathroom finished to a similar high standard, with contemporary white suite fittings and elegant grey gloss tiling. Both the en suite and family bathroom are fitted with heated towel rails.

OUTSIDE

The property is accessed via an attractive block-paved driveway, owned by the property and shared with the neighbouring bungalow in terms of access and maintenance. To the side, an additional block-paved area provides further parking and leads to the garage/car port, which is fitted with a remote-controlled electric door as well as power and lighting.

A side gate from the driveway opens into a delightful, landscaped garden featuring timber-edged raised beds planted with a selection of fruit trees and culinary herbs. Climbing roses and honeysuckle adorn the rear fence, enhancing the sense of privacy and seclusion. A spacious patio extends across the back of the bungalow, complemented by a central decking area ideal for outdoor dining. The garden also benefits from an outside tap and external power points.

To one side, there is a substantial timber shed/workshop, along with a second wide side access path that leads to the front of the bungalow via a secure gate—perfect for discreetly storing recycling and similar items out of sight.

SITUATION

Ilton is a convenient village just a few minutes' drive from Ilminster, which offers a good range of day-to-day amenities including a lovely range of independent stores and supermarkets, and also well placed for road links via the A358 to the A303, A30 and M5. The village itself benefits from some local facilities including a local pre-school and primary school, cricket club, public house, village hall and riding stables

/livery yard. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station (Paddington line). Yeovil and Crewkerne (with its Waitrose supermarket) lie within a similar distance from Ilton and they also have main-line railway stations (Waterloo line).

DIRECTIONS

What3words/////employers.lush.pokers

SERVICES

Mains electricity, water and drainage are connected. Underfloor heating plus bathroom towel radiators via air source heat pump. Costs of electricity are off set by solar panels which are owned outright by the property.

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 D

The property is not brand new but is covered by the remainder of the NHBC guarantee, and the developers (who are the current vendors) will also provide another 12 month snagging / warranty of their own post completion of the sale. The property suffered an instance of ground heave for which structural works have been carried out to repair, and a period of monitoring has taken place with no further issues. The developers are happy to provide any further information required to reassure prospective buyers and for insurance purposes



Energy Efficiency Rating	
Current	Potential
83	83
Very energy efficient (lowest running costs) A++ (92-100)	
A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (29-38)	
F (13-28)	
G (1-12)	
Not a standard energy rating code	
England & Wales EPC Directive 2002/91/EC	

Denotes restricted head height

Main Street, Ilton, Ilminster,

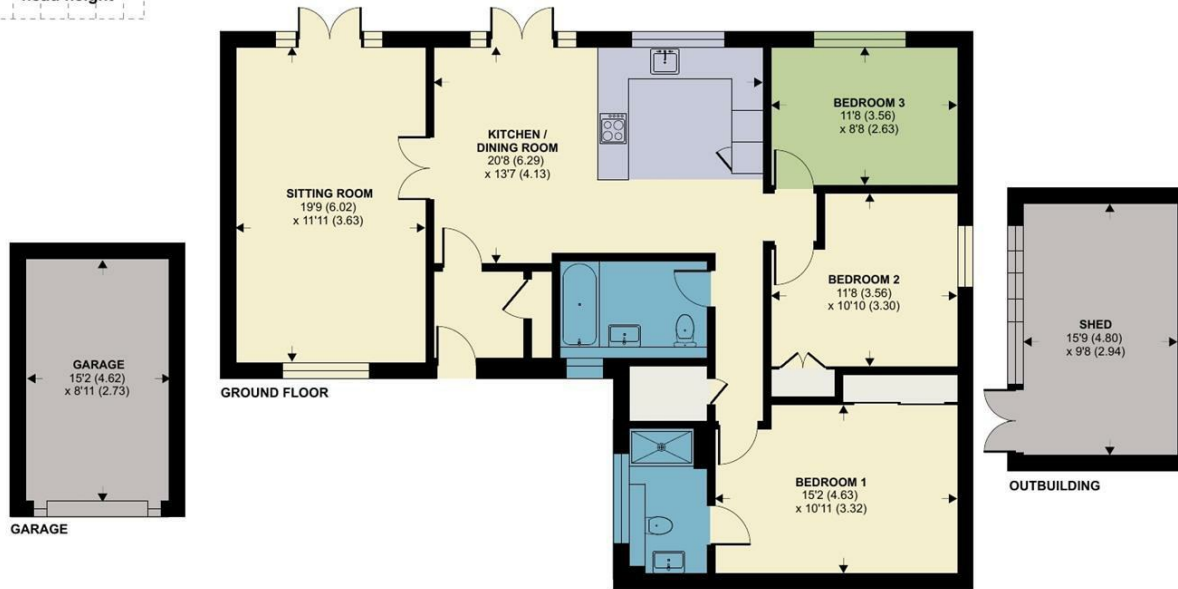
Approximate Area = 1161 sq ft / 107.8 sq m

Garage = 136 sq ft / 12.6 sq m

Outbuilding = 152 sq ft / 14.1 sq m

Total = 1449 sq ft / 134.5 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). © nrtche.com 2026. Produced for Symonds & Sampson. REF: 1441389



ILM/AJW/230426



01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT