

Symonds
& Sampson

56 Canal Way

Ilminster, Somerset

56 Canal Way

Ilminster
Somerset TA19 9DS

A lower-maintenance three bedroom home including master bedroom with en suite and garage to the rear, just a short walk from open countryside and yet only 0.75 miles from the town centre facilities.



- Modern terrace house in convenient location
- Close to open countryside and excellent road links
- Three bedrooms including master with en suite
 - Stylish kitchen / dining room
 - Adjacent garage and driveway parking
 - Southerly facing garden

Guide Price **£250,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

This lovely property would be ideal for those looking to get on or move up the property ladder perhaps to their first family size home. It would equally suit those looking to downsize to a lower maintenance home, particularly with its sunny southerly facing garden, adjacent garage and driveway parking. The house lies in a particularly convenient position within walking distance of a local store, The Stonemasons pub, the recreation ground with its playground, football and cricket clubs and the local doctors' surgeries. It's also just three-quarters of a mile from the pretty town centre. Despite all the convenience that brings, surprisingly you also lie just a short distance from open countryside via the Chard-Ilminster traffic-free cycle path which is a stone's throw away.

ACCOMMODATION

The property is approached from the front via a shared footpath and opens through a double-glazed front door into a welcoming hallway, complete with wood-effect flooring and a convenient hanging space for coats. The wood-effect flooring continues into the practical downstairs cloakroom, which features a modern white suite and a chrome heated towel radiator.

The spacious sitting room, overlooking the front of the property, includes a handy understairs storage cupboard. A doorway leads through to a generous fitted kitchen/dining room that stretches across the rear of the home. The kitchen is equipped with a range of contemporary units finished with attractive worktops and features a Belling induction hob with cooker hood, a Belling electric

under-counter double oven, and an eye-level microwave. One corner is designed to accommodate an upright fridge freezer. The kitchen/dining area is a bright, uplifting space, filled with natural light from the south-facing windows and patio doors that open onto the garden.

On the first floor, the landing includes an airing cupboard and there are three bedrooms, including a master bedroom at the front with its own en suite shower room. The en suite offers a generously sized shower cubicle, a vanity wash hand basin with ample storage, aqua-colored metro tiling, and stylish flooring. The family bathroom has also been updated and features a contemporary suite with a panelled bath and shower, vanity wash hand basin, and WC, complemented by fully tiled, low-maintenance walls.

The property benefits from gas central heating and double glazing throughout.

OUTSIDE

To the rear, a sunny garden is laid mainly to lawn with paved patio area closest to the house. It is fully enclosed making it family-friendly, and a gravelled path leads down to the end of the garden where there is access via a pedestrian door into the adjacent garage (the middle garage of the three) with a roller shutter door. There is also driveway parking in front of the garage.

SITUATION

Just 0.75 miles from the pretty town centre, Canal Way is part of a modern development on the southern side of the town. It's ideally

placed for families with a level walk to the recreation ground, play area and tennis courts, and close to the start of the Ilminster - Chard cycle path. It's also conveniently placed within a walking distance of the doctors' surgeries and local school, as well as the wide range of facilities in the town centre. The town is also well served by a Tesco store with ample free parking just a short walk from the town centre. Alongside the supermarket is a bowls club and tennis club. There is also a town library. Ilminster Arts centre is a vibrant arts venue with cafe. There are plenty of other places to eat including pubs, restaurants, cafes and takeaways. The town benefits from several hairdressers / beauty salons and a dental surgery.

DIRECTIONS

What3words/////places.putts.hinder

SERVICES

Mains water, drainage, gas and electricity are connected.

Ultrafast broadband is available. There is mobile coverage at the property, please refer to Ofcom's website for more information.

MATERIAL INFORMATION

Somerset Council Tax Band C

Permission has now been granted for development of the land to the south of the cycle path although this is unlikely to have a direct impact on this property. For up to date information on the exact details please consult the Somerset Council planning portal <https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Very energy inefficient - higher running costs		
England & Wales		

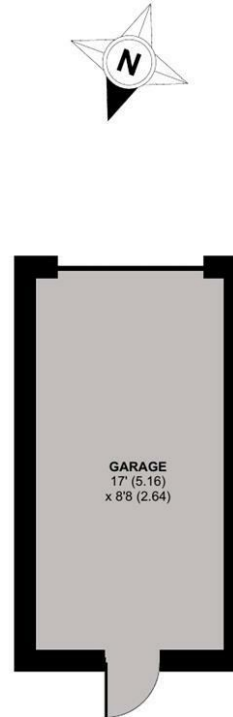
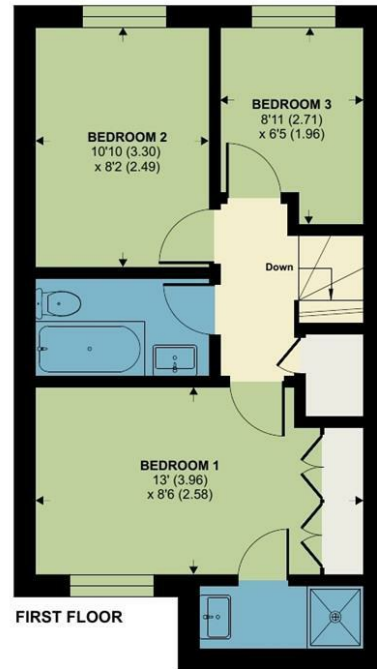
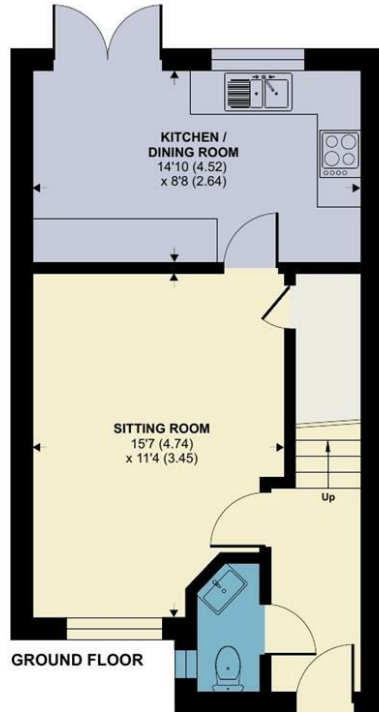
Canal Way, Ilminster

Approximate Area = 782 sq ft / 72.6 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 931 sq ft / 86.4 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 2026. Produced for Symonds & Sampson. REF: 1417880



ILM/JH/200226



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 or 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