

Symonds  
& Sampson



8 Greendale  
Ilminster, Somerset

# 8 Greendale

Ilminster  
Somerset TA19 0EB

A manageable semi-detached bungalow in one of our most sought-after areas within a level 600m walk of the pretty town centre.



- Semi-detached bungalow
- Sought after cul-de-sac within easy reach of facilities
- Pleasant garden, driveway parking and single garage
  - Double glazing, gas central heating
  - Offered for sale with no onward chain



Guide Price **£275,000**

Freehold

Ilminster Sales  
01460 200790  
[ilminster@symondsandsampson.co.uk](mailto:ilminster@symondsandsampson.co.uk)



## THE PROPERTY

Tucked away in a sought-after and accessible cul de sac, this is a rare chance to acquire a manageable semi-detached bungalow with pleasant gardens, driveway and garage within a level walk of the recreation ground, doctors surgeries and town centre facilities. Offered for sale with no onward chain, there is some scope to update and improve should you want to make it your own.

## ACCOMMODATION

The property is accessed from the driveway at the side with the front door opening into a useful front entrance hall, whilst day to day there is also a side entrance straight into the kitchen useful for unloading shopping etc. A spacious living room has ample space for a dining table and the usual suite and overlooks the front garden, whilst adjoining is a compact kitchen with a range of units incorporating space for an electric cooker, and space for both a fridge freezer and washing machine. An inner lobby provides access to the loft via a hatch, and a shower room to one side with practical walk-in panelled shower area, wash hand basin, WC and towel radiator. There are two bedrooms both overlooking the rear garden, and the second bedroom having french doors leading to the outside making it an ideal guest room or optional second reception room.

## OUTSIDE

The front garden is lawned with a driveway to one side providing ample parking and access to the detached single garage with up and over door, power and light. There is a handy outside tap accessible to the driveway and a side gate leading through to the rear garden which has matured nicely including fruit trees, lawn and borders.

## SITUATION

Built in the late 80's, Greendale is a pleasant cul-de-sac lying within half a mile of the pretty town centre and Tesco'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 short walk of the doctors' surgeries and local schools, as well as the wide range of facilities in the town centre.

The local stores are mostly centred around the market square and 15th century Minster church and have everything you need from an excellent butchers and delicatessen, cheese and dairy shop, homewares and antiques stores, clothes boutiques and gift shops. The town is also well served by a town-centre 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 licensed cafe. There are plenty of other places to eat too, including pubs, restaurants, cafe's and takeaways. The town also benefits from several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town with two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358. The town has its own Primary School for ages 4-11, over two sites both within walking distance and there are plenty of nurseries and pre-schools locally too.

## DIRECTIONS

What3words/////fruits.shortage.letters

As you enter Greendale, the property can be found on the right hand side.

## SERVICES

Mains electricity, gas, water and drainage are connected.

Superfast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for further information.

## MATERIAL INFORMATION

Somerset Council Tax Band C

The vendor has passed away and we are now awaiting a Grant of Probate, which will need to be obtained before any purchaser can exchange contracts. If you are working to a particular timescale please ask the office for an update on timescales.

There are approved plans for further housing development on the south-west side of Ilminster on the opposite side of the cycle path. This is not likely to have any direct impact on this property. This can be viewed, alongside all other planning applications in the general vicinity on the Somerset Council Planning portal and the office is happy to send a link to prospective buyers this if required.

Flooding - The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property during their ownership.



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)			
A	79-100	77	79
B	69-78	70	77
C	55-68	70	77
D	39-54	70	77
E	29-38	70	77
F	13-28	70	77
G	1-12	70	77
Not energy efficient (highest carbon score)			
England & Wales			
EU Directive 2002/91/EC			

# Ilminster

Approximate Area = 649 sq ft / 60.2 sq m  
 Garage = 141 sq ft / 13 sq m  
 Total = 790 sq ft / 73.2 sq m  
 For identification only - Not to scale



GROUND FLOOR



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: 1392777



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01460 200790

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



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