

Symonds  
& Sampson



29 Ladymeade  
Ilminster, Somerset

# 29 Ladymead

Ilminster

Somerset TA19 0EA

A well-located, great-value semi-detached home close to local amenities and the recreation ground, perfect for first-time buyers, second-time buyers, or anyone looking to downsize to the convenience of town living with countryside close-by.



- Semi-detached home in cul de sac position
  - Driveway parking
  - Useful former garage / store
  - Level walking distance of town and schools
- Close to recreation ground and countryside footpaths



Offers in Region Of £250,000

Freehold

Ilminster Sales  
01460 200790

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## THE PROPERTY

Well-placed within a level walk of the pretty town centre, schools and recreation ground this great value semi would be perfect for first and second time buyers or those looking to downsize to a more manageable home.

## ACCOMMODATION

The sitting room is located at the front of the property with stairs to the first floor and useful understairs cupboard. At the rear is a kitchen / dining room overlooking the rear garden and with french doors opening up to the rear. The fitted units incorporate a one and a half bowl single drainer ceramic sink unit. There is space for both a washing machine and electric cooker. On the first floor are three bedrooms, the front bedrooms enjoying a pleasant outlook over the recreation ground to the south. There is also a family bathroom fitted with a white suite including panelled bath with electric shower over, WC and pedestal wash hand basin, with a chrome towel radiator to one side.

## OUTSIDE

To the side a driveway provides parking and access to the rear garden via a side gate. The former garage is currently used as a useful store, but subject to the necessary consents and any subsequent alterations required, could be suitable for a variety of uses including a home office, play room or hobby space. The rear garden is laid to lawn and

patio, with a further area located behind the former garage. Close to the house is a useful lean-to timber store.

## SITUATION

Ladymeade is a small, modern development built in the mid-1980s on the southern side of town. It is ideally situated within a level walk of the recreation ground, children's play area, and tennis courts, and is also close to the start of the Ilminster-Chard cycle path. The location is highly convenient, with doctors' surgeries, local schools, and the wide range of amenities in the town centre all just a short stroll away.

Most local shops are clustered around the market square and the 15th-century Minster church, offering everything from an excellent butcher and delicatessen to a cheese and dairy shop, homeware and antique stores, clothing boutiques, and gift shops. Ilminster is also well served by a centrally located Tesco with ample free parking only a short walk from the town centre. A bowls club and tennis club sit alongside the supermarket, and the town also has a public library.

The Ilminster Arts Centre is a lively cultural hub, and there is no shortage of places to eat and drink, including pubs, cafés, and takeaways. The town additionally offers several hairdressers and beauty salons, a dental surgery, and a

modern health centre on its southern edge, home to two doctors' practices.

Ilminster is considered one of South Somerset's prettiest market towns and enjoys excellent road connections via the A303 and A358. The town's primary school provides education for children aged 4 to 11 over two sites in the town centre.

## DIRECTIONS

What3words//////adding.spring.smuggled

## SERVICES

Mains electricity, gas, water and drainage are connected.

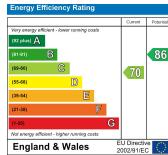
Superfast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

Somerset Council Tax Band C

Buyers wishing to use the former garage as a habitable space are advised to make their own enquiries in terms of what future consents or alterations may be required to suit their future plans.





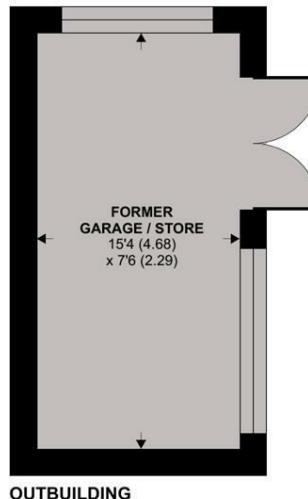
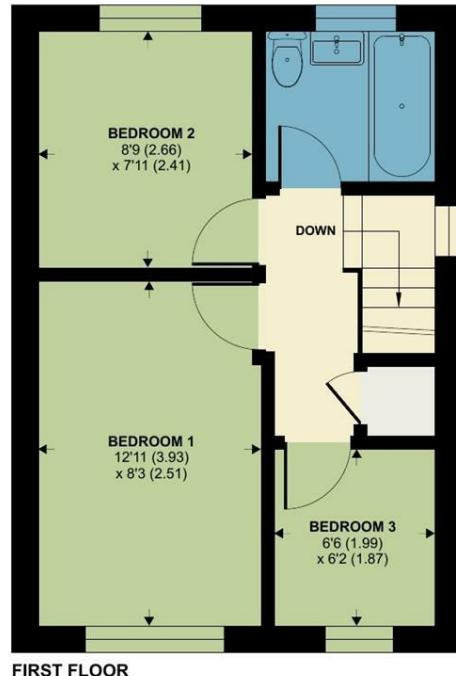
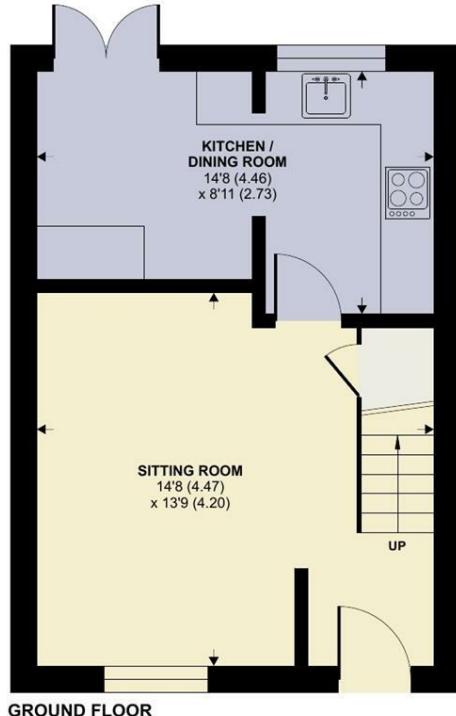
## Ladymeade, Ilminster

Approximate Area = 644 sq ft / 59.8 sq m

Outbuilding = 115 sq ft / 10.6 sq m

Total = 759 sq ft / 70.4 sq m

For identification only - Not to scale



AJW/ILM/141125



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