



Symonds
& Sampson

71 Lower Meadow
Ilminster, Somerset

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Ilminster
Somerset TA19 9DR

Tucked away, with a surprisingly leafy outlook, this attractively presented home lies within easy reach of town, countryside and the recreation ground.



- End of terrace home in "tucked away" position
 - Located in cul de sac away from busy traffic
- Three bedrooms with principal bedroom en suite
- Two separate receptions rooms plus additional conservatory
 - Attractively landscaped garden

Guide Price **£260,000**

Freehold

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THE PROPERTY

Occupying an enviable position towards the end of a quiet cul-de-sac, this attractive end-of-terrace home enjoys pleasant views from the front across the development towards Herne Hill, while the rear benefits from a surprisingly private and leafy outlook. Ideally located, it is just a short stroll from the footpath following the Shudrick Stream into the town centre, as well as the nearby recreation ground with its excellent range of sports facilities and children's play area. Offering an appealing combination of a peaceful setting and everyday convenience, the property is equally well suited to families or those looking to downsize to a comfortable, low-maintenance home.

ACCOMMODATION

The accommodation follows a traditional and practical layout, beginning with an entrance hall featuring a useful downstairs cloakroom. To one side is a bright sitting room, where a sunny front aspect fills the space with natural light and an attractive electric fire provides a welcoming focal point.

Glazed double doors open through to the separate dining room, which in turn adjoins the modern fitted kitchen. Fitted with a range of beech-fronted units, the kitchen includes an integrated gas hob and electric oven, together with space for both a washing machine and an upright fridge freezer. Both the kitchen and dining room enjoy views over the conservatory, which extends across the rear of the house and provides a wonderful additional reception space, ideal for relaxing while overlooking the garden.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with its own en suite shower room, complemented by a modern family bathroom.

OUTSIDE

The front garden is neatly arranged for easy maintenance, with a pathway to one side leading through a covered gateway to the parking area beyond the rear garden.

The rear garden enjoys a good degree of privacy, with no properties directly behind, creating a pleasant and peaceful outlook. Thoughtfully landscaped with low maintenance in mind, it features an attractive block-paved and gravelled seating area immediately outside the conservatory, complemented by bark mulch and decorative chippings that provide the perfect setting for colourful pots and container planting. Steps rise to an elevated decked seating area with an adjoining pathway and a useful timber garden shed. A gate at the rear provides convenient access to the nearby allocated parking spaces belonging to the property.

SITUATION

Lower Meadow is a modern development on the southern side of the town and 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, cafes 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 a Primary school (Herne View) which is located over two sites close to the town centre.

DIRECTIONS

What3words:///sculpting.spoke.quietly

SERVICES

Mains electricity, water, drainage and gas are connected.

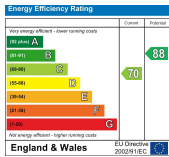
Ultrafast broadband is available. There is mobile coverage in the area - please refer to Ofcom's website for more information.

MATERIAL INFORMATION

Somerset Council Tax Band C

The adjoining property only (number 69) has a right of way to reach the parking spaces at the rear, via the covered gate / pathway to the side. However, this is fenced off for privacy and therefore does not affect the rear garden.





Lower Meadow, Ilminster

Approximate Area = 1000 sq ft / 92.9 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: 1495663



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