

Symonds
& Sampson

39 Summerlands Park Avenue
Ilminster, Somerset

39 Summerlands Park

Avenue

Iminster

Somerset TA19 9BT

Perfect whether you're first time buyers, a young family or those looking to downsize to the convenience of town, this modern three bedroom semi is well-placed for everything the town has to offer and enjoys views towards the countryside.



- Semi-detached house
- Popular residential area
- Gas central heating, UPVC double glazing
 - Front and rear gardens
 - Single garage and driveway
- Potential for creation of further parking to front



Guide Price **£272,500**

Freehold

Iminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Tucked away from busy traffic in a popular residential area not far from the town centre, this three bedroom semi-detached home enjoys a pleasant outlook to the front towards the local countryside and yet is well placed for the town centre. Local footpaths also provide handy access towards the recreation ground, schools and doctors surgeries on foot, making it the ideal home for people at all stages of the property ladder.

ACCOMMODATION

The entrance hall includes useful understairs storage, and a handy downstairs cloakroom to one side. One of the benefits of houses of this era is that they often come with large picture windows flooding the house with natural light, and the kitchen at the front of the house makes the most of this with a pleasant views across the town towards the local countryside beyond. Fitted with a range of units including floor and wall mounted cupboards, the work surfaces incorporate a stainless steel sink and drainer unit, and plenty of space for a washing machine, tumble dryer and additional space for an electric cooker. An alcove affords space for an upright fridge freezer. Across the rear of the house is a good size sitting/ dining room with large window and door overlooking the rear garden. The vendors have created a faux feature fireplace with electric stove creating a focal point and there is ample room for a dining table and chairs, as well as the normal suite. On the first floor the family bathroom is fitted with a white suite including bath with electric shower and shower screen, wash hand basin and WC., all finished with smart metro tiling. A cupboard houses the Ideal gas boiler for the central heating and hot water. There are three

bedrooms, the front room again benefitting from lovely views towards the Blackdown Hills.

OUTSIDE

To the front of the property the house benefits from a good frontage, with the front garden currently laid to lawn with flower and shrub borders. There is ample room to create further off road parking if required subject to the necessary consents. A driveway to one side leads to the attached single garage at the rear of the property with up and over door. A side gate leads into the rear garden which has been landscaped into areas of crazy paved patio, decking and a small lawn with flower borders. Beyond the garage a former timber outbuildings is currently used as a summerhouse, well placed to catch the morning sunshine.

SITUATION

The Summerlands Park area is a popular mature residential area just to the west of the town centre and situated away from busy roads. It is well placed close to the heart of the community, near to our pretty town centre with its wide variety of facilities. The shops are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, boutiques and gift shops. Ilminster is also well served by a town-centre Tesco store with ample free parking as well as a central Co-op store. Alongside Tesco is a bowls club and tennis club and close-by a town library. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat too, including pubs, cafes, restaurants and take-aways.

The town also has a well-regarded local theatre. There are several hairdressers / beauty salons and a dental surgery as well as modern health centre on the southern side of the town including two doctors' surgeries. Ilminster is arguably one of South-Somerset's prettiest market towns and has everything you need for day-to-day living on your doorstep. It also has a recently merged Primary School and pre-schools / nurseries. Should you need to go further afield the town benefits from superb road links via the A303 and A358. Local railway stations lie at Crewkerne (Waterloo - Exeter) and Taunton (Paddington).

DIRECTIONS

What3words/////waged.grace.delivers

SERVICES

Mains electricity, water, drainage and gas are connected.

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

MATERIAL INFORMATION

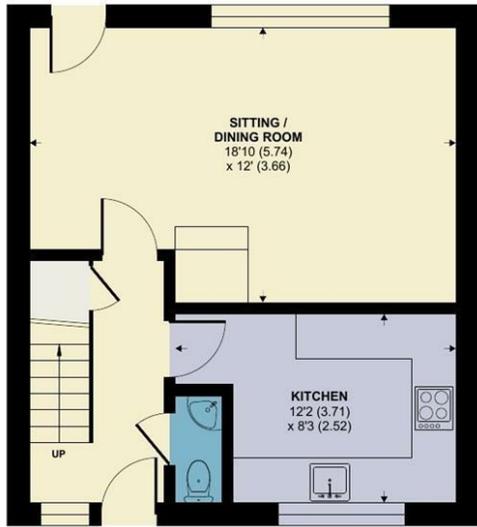
Somerset Council Tax Band C



Energy Efficiency Rating		Current	Potential
The energy efficiency class (letter rating) shows how energy efficient a property is.			
Very energy efficient (class A)	A	69	75
Energy efficient (class B)	B		
Decent (class C)	C		
Below average (class D)	D		
Poor (class E)	E		
Very poor (class F)	F		
Extremely poor (class G)	G		
The energy efficiency class (letter rating) shows how energy efficient a property is.			
England & Wales			

Summerlands Park Avenue, Ilminster

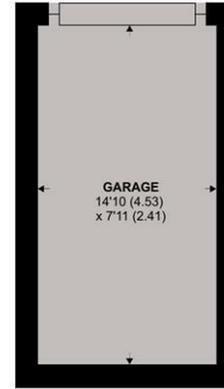
Approximate Area = 784 sq ft / 72.8 sq m
 Garage = 118 sq ft / 10.9 sq m
 Total = 902 sq ft / 83.7 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



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: 1431918



ILM/AJW/260326



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