



Symonds
& Sampson

9 Fairfield
Ilminster, Somerset

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Iminster
Somerset TA19 9PE

An attractive semi-detached house with garage, located in a sought-after area and well-placed. Close to open countryside and just over half a mile from the pretty town centre it is offered with no onward chain.



- Semi-detached house in sought after area
- Three bedrooms including master en suite
- Convenient location close to countryside and town
 - Great road links nearby
 - Garage and driveway parking



Guide Price **£250,000**

Freehold

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THE PROPERTY

A home that perfectly balances convenience and countryside charm. This delightful semi detached property is just a short stroll from the start of the Ilminster-Chard traffic-free cycle path, making it ideal for weekend walks, cycling adventures, or letting children and pets enjoy the open air. The picturesque town centre is only 0.6 miles away, offering everything you need for daily life, while the popular Stonemasons pub and a local petrol station/grocery store are even closer. This home is ready to welcome first-time buyers, downsizers, or anyone seeking a low-maintenance lifestyle where town amenities, great road links and countryside beauty are always within easy reach.

ACCOMMODATION

The front door opens into a bright and inviting hallway, complete with a convenient downstairs cloakroom to the left. To the other side, the original kitchen features space for a washing machine, dishwasher, tumble dryer, and upright fridge freezer—a rare advantage in a home of this style. Birch effect units are complemented by an integrated gas hob and electric under-counter oven and vinyl flooring. At the rear, a generously proportioned sitting/dining room offers a pleasant outlook, a contemporary gas fire provides a charming focal point when preferred although the property benefits from full gas central heating. The double patio doors leads directly into the westerly facing

conservatory.

Upstairs, the landing includes an airing cupboard with the hot water cylinder and slatted shelving. The three bedrooms include a master with an en suite shower room, complete with a window for natural light and ventilation. A family bathroom, with a shower handset over the bath, completes the accommodation.

OUTSIDE

To the rear, the garden is laid to gravel and paving for ease of maintenance with flower beds adding colour and variety with a mix of roses and fruit trees. It enjoys a sunny aspect in the afternoons and evenings, and is fully enclosed making it safe for those with small children and dogs. The property benefits from a single garage with a driveway parking space to the front.

SITUATION

Fairfield is part of 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 traffic free 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 which are a level walk away. 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 nearby whilst the Ilminster also has its own theatre. On East Street, Ilminster Arts centre is a vibrant arts venue with cafe and there are plenty of other places to eat and drink including pubs, cafes and takeaways. The town benefits from several hairdressers / beauty salons and a dental surgery.

DIRECTIONS

What3words/////lilac.cutaway.unfocused

SERVICES

Mains electricity, gas, water and drainage are connected.

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

MATERIAL INFORMATION

Somerset Council Tax Band C

Permission has now been granted for development of the land to the south of the cycle path / Canal Way although this is unlikely to have a direct impact on the this property or the views from it. 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		Current	Potential
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales		EPC Rating 2020/11/16	

Fairfield, Ilminster

Approximate Area = 817 sq ft / 75.9 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). © ncthecom 2026. Produced for Symonds & Sampson. REF: 1452766



ILM/JH/090526



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