Symonds & Sampson



7 The Heights

Ilminster, Somerset

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Ilminster
Somerset TA19 9AQ

As rare as "hen's teeth" - a spacious, extended bungalow with double garage set in a plot of just over a quarter of an acre and all within walking distance of the pretty town centre facilities.

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- Extended detached bungalow set in just over a quarter of an acre
- Spacious and adaptable accommodation
- Perfect family home, or ample space for visitors
- Mature southerly facing gardens to rear
- Additional fruit / vegetable garden to side
- Access via private right of way to Speke Close, leading to town
- Private position in corner of cul de sac
- Lovely views across town towards countryside
- 3 / 4 bedrooms, 2 / 3 reception rooms
- Utility room and further useful rear lobby with lantern roof

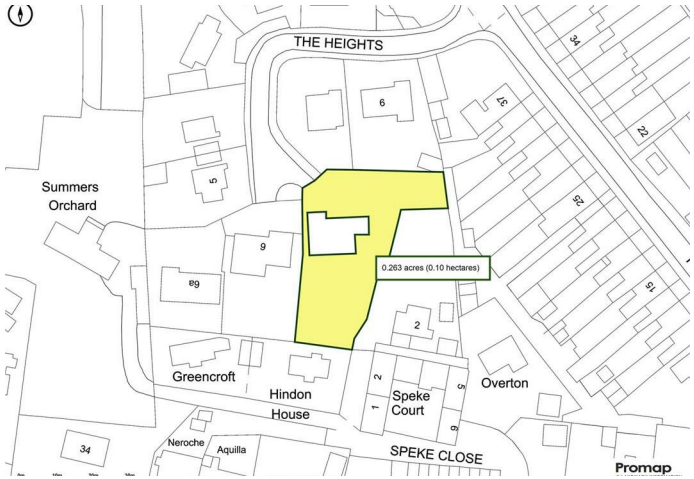
Guide Price: £395,000

Freehold

Ilminster Sales
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THE PROPERTY

Tucked away in the corner of the cul de sac, this property offers much more than might initially meet the eye. With a generous corner plot garden extending out to the south and east of the property, it is set within a plot of over a quarter of an acre, a rare find for a property in the heart of the town. The property has been in the same ownership for many years and has been significantly extended over the years to create a versatile and adaptable layout large enough for a family home but equally suited to those green-fingered buyers who may want single-level living closer to town, but want to retain the feeling of space around them.

ACCOMMODATION

The front door opens into a hallway which includes the airing cupboard with hot water cylinder. At the front of the property is a spacious main bedroom and a further single bedroom both with a range of fitted bedroom wardrobes and storage. Adjoining the smaller bedroom is a versatile extended family room / playroom. These two rooms could potentially work as an optional master bedroom with adjoining dressing room if you prefer. The family room has dual aspect windows overlooking the gardens and views beyond. There is a further double bedroom at the east side of the property, again with a range of fitted bedroom furniture, and a family bathroom including separate shower and bath.

The main living areas are set across the rear of the bungalow to make the most of the natural daylight and views. The bright and airy dual aspect sitting room has sliding patio doors out onto the rear sun terrace, and a modern fireplace fitted with a gas real flame effect fire. Beyond is a fitted kitchen with opening through to a dining room, also opening onto the terrace at the rear and a practical separate utility room beyond. The vendors have created a further useful area beyond the utility room, by enclosing the space formerly between the rear of the property and the double garage. With its lantern roof and double glazed sliding doors, it not only gives you undercover access to the rear of the garage and a useful space for laundry etc, but it also provides excellent additional storage space or even room for a breakfast table in the summer months. To one side is a useful extra WC, perfect for when you're out in the garden and need to pop in with your boots on.













OUTSIDE

A driveway to the front provides parking and access to the double garage with electrically operated up and over door, power and light. It also houses the wall mounted gas Worcester boiler for central heating and hot water. The pretty front garden enjoy a surprising amount of privacy being tucked away in the corner of the cul de sac with mature hedges delineating the boundaries. To the east there is ample space to grow your own, with a former vegetable and fruit garden including, apple, cherry and plum trees. The lawn sweeps down past the property, edged with further flower borders to the lower lawns which extend down to the rear boundary. At the rear of the bungalow is a brick and stone built sun terrace with decking, and a further paved patio beyond the utility room. There is also an outside tap. Pathways lead down to the lower gardens which include a further vegetable garden, and gravelled garden screened at the rear by conifer hedging. A small gate provides access for this property only into Speke Close, giving a right of way through Speke Close towards the town centre.

SITUATION

The main town centre of Ilminster lies within walking distance of the property (c.500m) with its good variety of independent stores. These are mostly centred around the market square and 15th century Minster church and have everything you need from an award-winning butcher's, delicatessen, cheese and dairy shop, super hardware store, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is well served by a town-centre Tesco store with ample free parking. Alongside is a bowls club and tennis club and close-by a town library. There is also an excellent Co-op store with adjacent Peacocks clothes store. Ilminster Arts Centre is a vibrant arts venue with a licensed café and there are plenty of other places to eat, including pubs, cafes and restaurants. The town has several hairdressers / beauty salons, a dental surgery, Primary School and a modern health centre with two doctors' surgeries. It is a charming market town and benefits from superb road-links via the A303 and A358. There are mainline stations located at Crewkerne (London Waterloo to Exeter) and Taunton (London Paddington / Bristol / Bath).

DIRECTIONS

What3words/////ducks.banquets.reboot







SERVICES

Mains electricity, water, drainage and gas are connected.

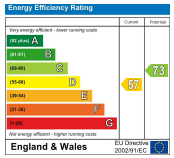
Ultrafast broadband is available. Mobile signal indoors is most likely from EE or Three networks, although outdoors you should receive a signal from all four major providers. Information from Ofcom.org.uk

MATERIAL INFORMATION

Council Tax Band - Somerset Council Band E

Similar to other properties in the area, the original property (prior to extension) was of steel-framed construction. Please contact the office for further information regarding surveys / mortgages.

The title of the property is currently unregistered at the land registry and therefore we are unable to check the boundary plan or title information until a sale is agreed and draft contracts are issued.



The Heights, Ilminster

Approximate Area = 1364 sq ft / 126.7 sq m
Garage = 270 sq ft / 25 sq m
Total = 1634 sq ft / 151.7 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1140668





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