

Symonds
& Sampson

26 The Crescent
Ilminster, Somerset

26 The Crescent

Ilminster
Somerset TA19 0ER

Stylish inside and out and unusually spacious, this super family size home is well placed on the edge of town, close to open countryside.



- Older-style end of terrace house
 - Three double bedrooms
- Much improved by current owner
 - Corner plot position
- Timber garage / outbuilding and driveway parking
 - Beautifully landscaped garden

Guide Price **£330,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Having been much improved by the current owner, this stylish and well-laid out home is perfect for modern family living. The extended living spaces provide a good level of flexibility of uses, whether you need to work from home or love entertaining. The surprisingly spacious layout allows for three double bedrooms as well as a bright and cheery upstairs bathroom. Located just a short walk from all the town centre facilities as well as the local countryside it has a great deal to offer.

ACCOMMODATION

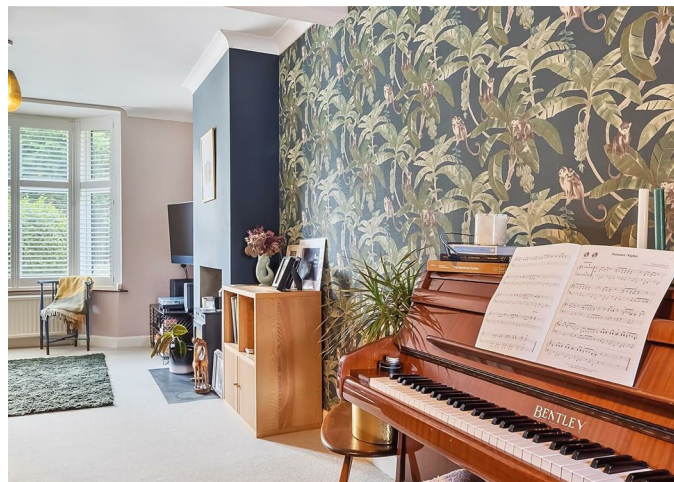
The property features modern grey double glazing, and a stylish front door opens into a classic hallway with practical LVT wood-effect flooring. A convenient downstairs WC includes a contemporary suite, enhanced by fashionable wall panelling.

The generous L-shaped living room offers flexible space—ideal for a large dining table, home office setup, or a play area for younger children. A wood-burning stove creates a cosy focal point and complements the gas central heating during colder months. The bay window captures the morning sunlight and includes chic shutters for added privacy.

Double doors lead into a versatile dining or family room, which opens directly onto the rear garden and connects to the sleek fitted kitchen. The adjoining breakfast/study area adds functionality. The kitchen is well-equipped with a mix of neutral matt and limewashed grey cabinetry, accented by stylish metro tile splashbacks. It includes an integrated dishwasher and designated spaces for a gas range cooker, washing machine, and American-style fridge/freezer.

Upstairs, original stripped period doors add character, while all three double bedrooms have distinct styling. The main bedroom spans the front of the house and boasts a superb range of fitted wardrobes, elegant window shutters, and an eye-catching oak herringbone floor.

The family bathroom is thoughtfully designed to maximise space and includes a modern suite with a shower over the bath, a glass screen, a WC, and a vanity basin.





OUTSIDE

The enhancements continue outdoors, where careful planning has created a series of practical and visually appealing spaces for everyday living. By incorporating the side garden and using sleepers to form a retaining wall, a generous, level lawned area has been established—screened from the street by mature evergreen hedging, horizontal timber fencing and apple trees. This leads to a beautifully landscaped area designed for both entertaining and relaxation, bordered by rendered raised beds planted with mature olive trees.

A combination of grey stone chippings, paving, well-designed patio, and circular artificial lawns offers low-maintenance appeal. A

curved raised bed with established shrubs adds further interest and structure to the garden, with outside lighting perfect for those long summer evenings.

The timber garage/outbuilding, which benefits from connected power, is accessible from the garden and is complemented by an additional driveway parking area in front.

SITUATION

A walk of less than a mile down the hill takes you into town, whilst the pedestrian pavement to the south takes you down to the hamlet of Dowlsh Ford and to the countryside beyond. The doctors' surgeries are located not far away along Canal Way, and there is

good access for dog walking via local footpaths and the Chard – Ilminster cycle path. The town's Primary School sites are within walking distance, as is the recreation ground.

In the heart of the pretty town centre, the local stores are mostly centred around the market square and 15th century Minster church. There is almost 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. Ilminster Arts centre is a vibrant arts venue with licensed cafe. There are plenty of other places to



eat and drink including pubs, cafes and takeaways.

The town has several hairdressers / beauty salons and a dental surgery. Ilminster is arguably one of South-Somerset's prettiest market towns and benefits from superb road links via the A303 and A358.

DIRECTIONS

What3words/////snuck.suiting.held

SERVICES

Mains electricity, water, drainage and gas are connected.

Ultrafast broadband is available. Mobile signal indoors could be

limited from some providers and you may find it easier to use Wifi calling, however you are most likely to receive a voice signal from O2. Mobile signal outdoors is likely from all four major networks.

MATERIAL INFORMATION

Somerset Council Tax Band C



Energy Efficiency Rating		Current	Potential
Energy efficiency (kWh/m ² /year)			
100-125	A		82
125-150	B		
150-175	C		
175-200	D		
200-225	E		
225-250	F		
250-300	G		
Environmental impact (kg CO ₂ /m ² /year)			
10-15	A		
15-20	B		
20-25	C		
25-30	D		
30-35	E		
35-40	F		
40-45	G		
Energy efficiency (kWh/m ² /year)			
100-125	A		
125-150	B		
150-175	C		
175-200	D		
200-225	E		
225-250	F		
250-300	G		

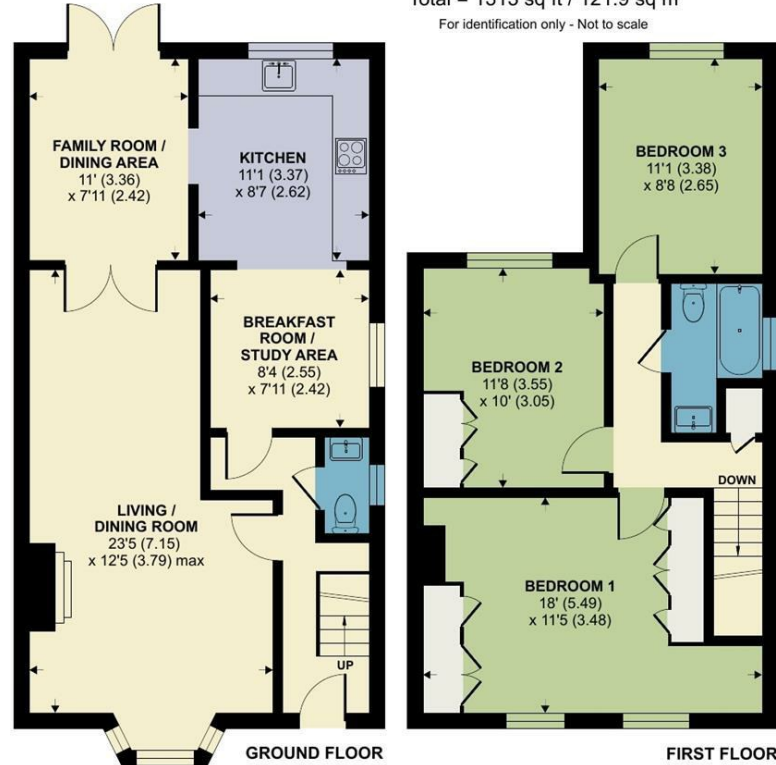
The Crescent, Ilminster

Approximate Area = 1154 sq ft / 107.2 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1313 sq ft / 121.9 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 2025. Produced for Symonds & Sampson. REF: 1304128



ILM/AJW/200625



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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