



Symonds
& Sampson

1 Little Lester

Ilminster, Somerset

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Iminster

Somerset TA19 0BY

For those looking for a family-size home with a little potential to make it your own, this property offers a surprisingly roomy layout including three double bedrooms (including a master with en suite) a private garden and adjoining garage.



- End of terrace house in sought-after residential area
 - Within easy reach of both town and countryside
 - Unusually spacious internal layout
- Rear garden with adjoining garage and driveway parking
 - Offered for sale with no onward chain



Guide Price **£295,000**

Freehold

Iminster Sales
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THE PROPERTY

This property is nice and tidy but still offers you potential to make it your own. It's tucked away in a sought-after cul de sac lying within half a mile of the pretty town centre, but also close enough to the edge of town to lie within reach of lovely countryside footpaths. If you're looking for something you can put your own stamp on, room by room, this would make an ideal project and gives you the chance to buy a good home with family-friendly layout. Not only are there three good size bedrooms (no argument about who has to have the box room!) but the added benefit of an en suite shower room will no doubt make mornings easier too. It overlooks a pleasant green to the front, with far reaching views across the town from upstairs.

ACCOMMODATION

On the ground floor the entrance hall includes a handy downstairs WC and built in cupboard for coats. There are no stairs in the hall, as they lead up from the well-proportioned living room at the back which also opens onto the rear garden via french doors. At the front, the addition of a bay window to the kitchen makes it roomy enough for a table. The current units incorporate a stainless steel sink unit. There is also an integrated gas hob, electric oven and cooker hood alongside space for an under surface fridge.

On the first floor the landing leads to three good size bedrooms, including a master bedroom with built-in storage and an en suite shower room which currently includes a double shower cubicle and wash hand basin. There is also a family bathroom with panelled bath, WC and wash hand basin. The property benefits from gas central heating and and combination of UPVC and timber double glazing.

OUTSIDE

The property overlooks a pleasant green to the front, with a footpath leading across the terrace to the front garden. The rear garden is completely enclosed by solid wall and lap panel fencing, and for ease of maintenance has previously been laid to patio and gravel, but with scope to replace this with grass if you prefer. A gateway at the bottom of the garden opens onto the driveway parking area, in front of the garage. The single garage has an up and over door. The driveway and garage are accessed via shared vehicular access through an archway at the opposite end of the terrace, providing access to the rear of these properties.

SITUATION

Set in a sought after residential area, within walking distance of both the town centre and local countryside footpaths, it lies approximately half a mile from the heart of the community where there's a wide 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 butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, clothes boutiques and gift shops. Ilminster is also 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. 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 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 has everything you need for day to day living on your doorstep. Should you need to go further afield it benefits from superb road links via the A303 and A358.

DIRECTIONS

What3words/////mashing.paints.afternoon

SERVICES

Mains gas, water, drainage and electricity are connected.

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

MATERIAL INFORMATION

Somerset Council Tax Band C

This is a probate sale. We are selling the property on behalf of the executors and currently await a grant of probate. Any buyers who need to move within a particular timeframe are welcome to speak to the office for an update on this prior to making an offer.

At the time of instruction the property is marketed with no onward chain, however there is a lodger in residence who will need to vacate. Please ask the office for an update on this if you are looking to move quickly.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| The energy efficiency of a dwelling is measured on a scale from 1 (least efficient) to 10 (most efficient). | | | |
| 10 | A | 74 | 79 |
| 9 | B | | |
| 8 | C | | |
| 7 | D | | |
| 6 | E | | |
| 5 | F | | |
| 4 | G | | |
| Minimum energy efficiency standard | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

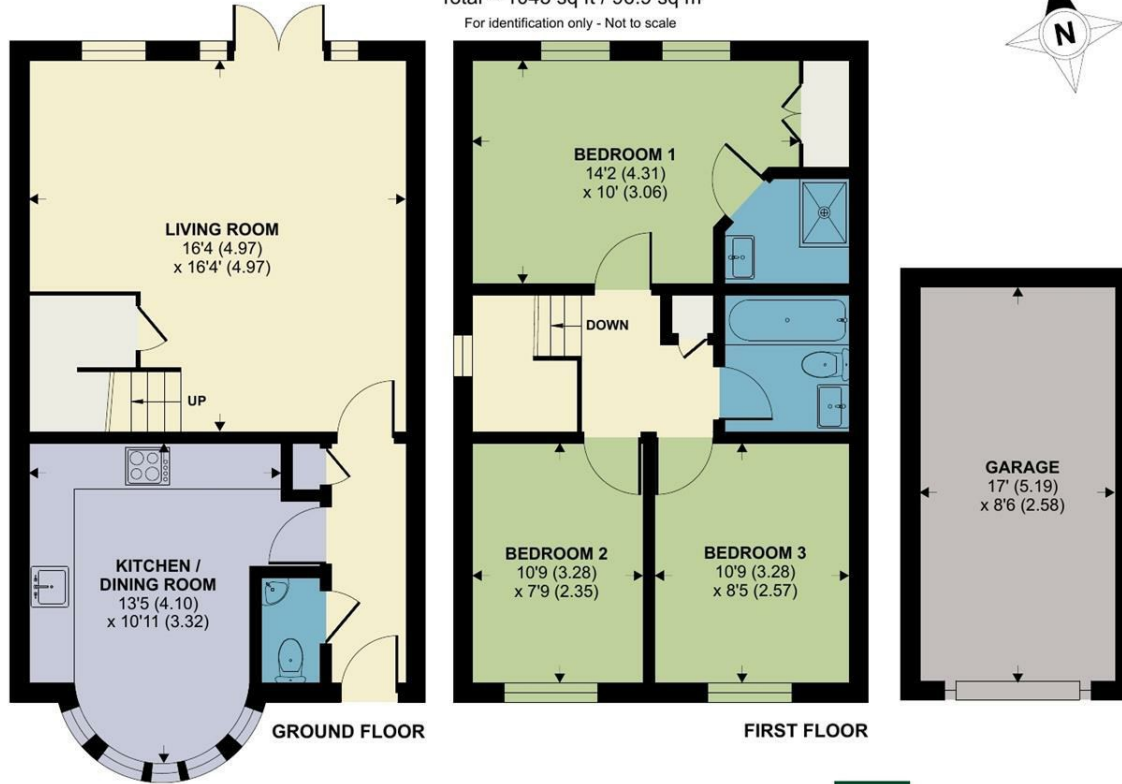
Little Lester, Ilminster

Approximate Area = 899 sq ft / 83.5 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 1043 sq ft / 96.9 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). © ntechcom 2025. Produced for Symonds & Sampson. REF: 1372382



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