

Symonds
& Sampson

9 Hawthorne Road
Ilton, Ilminster, Somerset

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Ilton
Ilminster
Somerset TA19 9FR

Offering a practical family-friendly layout and a private, sun-filled rear garden, this excellent value home is ideal for young families or anyone seeking the comfort and convenience of modern living in an attractive village setting.



- Semi-detached modern home in village development
 - Pleasant cul de sac backing onto field
 - Southerly facing rear garden
- Driveway parking and garage, with adjacent EV charger
- Three bedrooms including principal room with en suite
 - Sociable L-shaped kitchen / dining area
 - LPG gas central heating, Solar PV panels

Guide Price **£270,000**

Freehold

Ilminster Sales
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THE PROPERTY

Occupying an enviable edge-of-development position within this small village setting, this thoughtfully designed three-bedroom semi-detached home enjoys a delightful outlook over a field and mature hedgerow to the rear, together with a sunny southerly-facing garden. Further highlights include an adjoining garage and generous driveway, a spacious open-plan kitchen/dining room with French doors opening onto the garden, and the added benefits of an EV charging point and solar panels to help reduce day-to-day energy costs.

ACCOMMODATION

The entrance hall leads into a good size sitting room with bay window to the front helping to maximise the natural light, whilst beyond is a light and airy, practical L-shaped kitchen / dining room with french doors and windows overlooking the rear garden. The kitchen is fitted with a range of modern fitted units incorporating space and plumbing for both a dishwasher and washing machine, an integrated gas hob and electric oven. There is also space for a fridge freezer. To one side is a handy downstairs cloakroom. On the first floor are three bedrooms, with the rear rooms having a particularly nice outlook. The master bedroom to the front benefits from en suite facilities whilst the family bathroom includes a white suite including shower attachment over the bath.

OUTSIDE

The property enjoys a southerly facing rear aspect and therefore has a lovely sunny rear garden, backing onto a mature hedgerow and enjoying an unusual degree of privacy for a modern development. The garden is a blank canvas for a new owner to make their own, with a patio area closest to the house and lawn beyond. There is also an outside tap. A side gate opens onto the adjacent driveway providing parking for two cars and access to the single garage. There is also an EV charging point.

SITUATION

Ilton is a convenient village just a few minutes drive from Ilminster, which offers a good range of day-to-day amenities including a lovely range of independent stores and supermarkets, and also well placed for road links via the A358 to the A303, A30 and M5. The village itself benefits from some local facilities including a local pre-school and primary school, cricket club, public house, village hall and riding stables / livery yard. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station (Paddington line). Yeovil and Crewkerne (with its Waitrose supermarket) lie within a similar distance from Ilton and they also have main-line railway stations (Waterloo line).

DIRECTIONS

What3words:///clinch.array.original

SERVICES

Mains electricity, alongside solar panels to off-set usage. EV Charging point. Mains water and drainage. LPG gas central heating via communal system which is individually metered.

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

The property is freehold, but as is common on modern developments, there is a management company in place to deal with the maintenance of shared / communal facilities and areas. This is currently handled by Larkfleet / Trustgreen at a payment of c.£221.54 per annum.

The solar panels were installed in 2019 when the property was built and are owned outright by the property.



Energy Efficiency Rating		
Very energy efficient - lowest running costs		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Very energy inefficient - highest running costs		
England & Wales		

Ilton, Ilminster

Approximate Area = 949 sq ft / 88.1 sq m

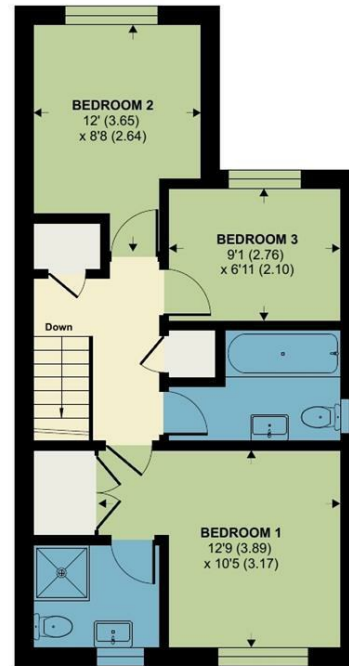
Garage = 207 sq ft / 19.2 sq m

Total = 1156 sq ft / 107.3 sq m

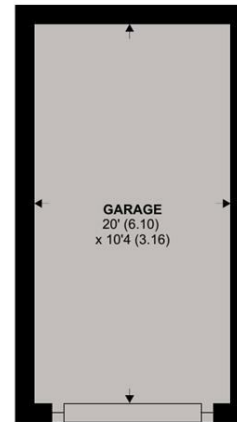
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1486878



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