Symonds & Sampson

32 Ashcombe Court

Ilminster, Somerset

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Ilminster
Somerset TA19 0ED

With the pretty town centre right on your doorstep, this superb modern cottage is part of a well-respected complex for the over 55's and offers surprisingly spacious accommodation with the option of single level living in the future if required.

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- Modern, cottage-style home in prestigious development
- Suitable for over 55's
- Lovely outlook over communal grounds
- Short walk to the pretty town centre
- Spacious and flexible accommodation
- Private sunny courtyard style garden and adjoining garage

Guide Price **£199,950**

Leasehold

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THE PROPERTY

Part of the prestigious Cognatum development, this modern cottage-style property is located overlooking a pretty quadrangle of communal grounds and lies just a short walk from the pretty town centre. Offering much more than you might initially expect, it also offers flexibility of layout, having the option of a ground floor shower room and separate dining room. This would provide the possibility of using this as a ground floor bedroom in the future should the need arise. With its own sunny courtyard garden and adjacent generous garage for a car or storage, it's the perfect home for those needing to downsize into town who still want their own privacy and independence.

ACCOMMODATION

The property has its own private front entrance via the communal gardens, and this leads into a spacious hall with useful storage under the stairs. In addition, a ground floor shower room with WC makes great use of the available space. A generous sitting room enjoys views via a full length picture window to the front, and has an electric fire as a central focal point. Double doors separate the sitting room from a further reception room at the rear, designed as a dining room but with the option to use as a ground floor bedroom. This opens onto the courtyard garden via french doors at the rear. Adjacent is a good size galley style kitchen with units that have been well looked after for their age and incorporate appliances including NEFF double electric ovens, hob, integrated fridge and freezer and space for both a slimline dishwasher and washing machine. A small porch has been added to the rear of the kitchen allowing extra space for storage and / or another appliance such as tumble dryer.

On the first floor a spacious shower room is fitted with a modern white suite including shower cubicle, WC, bidet and basin. Two spacious double bedrooms with a range of fitted bedroom furniture could make this property equally suitable for siblings or friends to consider a joint purchase, or to allow enough room for visiting friends and family.

OUTSIDE

As part of the retirement complex, the property has access to attractive, well maintained communal grounds to the front, with gateways opening onto the pavement that takes you right into the heart of the town centre via Silver Street. In addition, the property itself has its own private and sunny paved courtyard garden with small shrub border. There is also an outside tap. Steps lead down to the rear pedestrian door into the adjacent garage, which is a particularly good size single garage with electric roller shutter door to the front.

SITUATION

The main town centre of Ilminster lies within walking distance of the property, 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 and cafes. 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//////embarks.electrode.assorted

SERVICES

Mains electricity, water and drainage are connected. Service charge covers the cost of water and drainage.

Ultrafast broadband is available in the area although we understand the property may not be currently connected to broadband. There is however a phone line at the property. There is mobile coverage available in the area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION

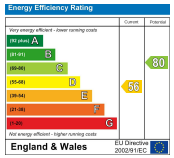
Somerset Council Tax Band F

The property is sold with the remainder of the lease, which was 150 years from March 1990.

As the property is part of a retirement complex, at least one resident must be aged 55 or over or deemed to be in need of sheltered housing. The development is managed by Cognatum Estates / owned by The English Courtyard Assoc.

There is a peppercorn ground rent – for more details please ask the office who have a copy of the lease on file. The annual service charge is currently £6,404. As is common on the sale of retirement properties, extra fees may be payable on the sale of the property. Please ask us for further information.

Pets will require written consent from the freeholder / Cognatum Properties and are subject to conditions.



Ashcombe Court, Ilminster

Approximate Area = 1110 sq ft / 103.1 sq m
Garage = 216 sq ft / 20 sq m
Total = 1326 sq ft / 123.1 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: 1340990

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