



Symonds
& Sampson
01460 200790
FOR SALE

Orchard Vale, Ilminster,

If you'd like to be within level walking distance of the town centre, or fancy putting your own mark on your new home, this traditional family-size end of terrace has a great layout with plenty of storage and lies just a stone's throw from the recreation ground.

Guide Price
£220,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Orchard Vale, Ilminster, TA19 0EU

- Level walking distance of town centre
- Within easy reach of both primary school sites
 - Close to recreation ground
- Super family-friendly proportions with great storage
 - Modern fitted kitchen / breakfast room
 - Further scope to modernise
 - Corner plot with gardens to front and rear
 - Three bedrooms, bathroom and separate WC
- Living Room, Additional store room / potential utility area
 - Gas central heating, double glazing

Viewing strictly by appointment
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The Property

Having been in the same ownership for many years, this lovely family-size traditional end of terrace offers a little scope for updating but has great accommodation with a generous amount of storage. The current owner has modernised the kitchen / breakfast room and the property already benefits from gas central heating and double glazing, allowing a new owner to take over the baton and make gradual changes in the way they would like.

Set back from Orchard Vale by a large grassy verge, the property is accessed over a shared pathway to the front leading to its corner plot with particularly spacious front garden. The UPVC double glazed front door has glazed side panels letting plenty of natural light into the hallway where there's plenty of room to hang coats etc and the stairs rise up to the first floor. The dual aspect sitting room lies to one side and has a pleasant outlook to the front with a further UPVC door opening into the rear garden. The original tiled open fireplace is still in situ and although not currently in use, could be something that a new owner might wish to explore. Beyond the sitting room is a good size kitchen across the rear, with room for a small table. The kitchen has been modernised in more recent times with attractive cream units and oak effect laminate worktops incorporating one and a half bowl single drainer stainless steel sink unit. The units include an integrated fridge freezer, microwave, double electric oven and gas hob with cooker hood over. The kitchen also houses the under stairs storage cupboard for added convenience.

From the kitchen there is a useful lobby with door to the side access path and further

large built-in cupboard with shelving. Across the lobby the former outhouse is now effectively an internal store room with window to the front. It currently houses the wall mounted gas boiler and has power and light, making it ideal for housing an extra freezer or simply a great extra storage space, particular for young families with pushchairs and wellies. It also offers great scope to incorporate further into the accommodation by making some alterations and connecting it to the front hall for use as a home office or study, or knocking through to the kitchen.

First Floor

On the first floor there's a small tiled bathroom with wash hand basin and panelled bath with shower over. Adjoining is a separate WC, both with windows to the rear for natural light. There are three good size bedrooms including two good double rooms at the front. One with built-in overstairs wardrobe and the other with a further storage recess and overstairs airing cupboard with slatted shelving and hot water cylinder. The single bedroom looks out to the rear of the property.

Outside

To the front of the property, the generous front lawn is enclosed by low box hedging, with a pathway leading to the front door. A side gate leads through to a further pathway giving access to the side lobby, and on into the rear garden which is triangular in shape and enjoys a sheltered southerly aspect. The rear garden is laid to patio closest to the house with outside tap. The borders are stocked with bulbs and a pathway leads to the bottom of the garden where there is a small timber garden shed.

Situation

The property is located in a level location close to the recreation ground with playpark, cricket pitch and football fields close by. It is also within an easy level walk of the town centre facilities.

On a practical note, the doctors' surgeries are located on the same side of town, and there is good access for dog walking via local footpaths and the Chard – Ilminster cycle path. Of course, there is a wide range of facilities in the town centre. The local stores are mostly centred around the market square and 15th century Minster church and have 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. There is also a town library. Ilminster Arts centre is a vibrant arts venue with cafe. There are plenty of other places to eat and drink too, 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.

Services

Mains electricity, gas, water and drainage are connected. Ultrafast broadband is available. Mobile signal should be available from all four major providers. Information provided by Ofcom.org.uk

Tenure

Freehold

Council Tax Band
Somerset Council - Band B

Property Information

The property is located in the town centre, and all local planning applications can be viewed on the following link by inputting the property postcode and using the planning permission overlay on the left hand drop down box <https://shared.xmap.cloud/?map=f7719ede-aa3f-4b98-9a50-533784c16da9>. The vendor is not aware of any local planning applications that will detrimentally affect the property.

The title register contains rights, easements and restrictive covenants which buyers are welcome to check via their legal representative. A copy of the title register can be provided upon request.

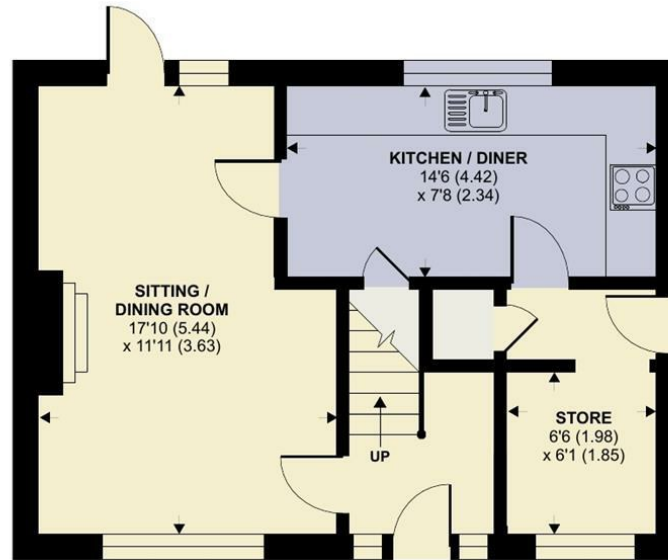
Directions

On foot from the town centre, proceed along Ditton Street and past the Tesco filling station on your right. Turn right into Orchard Vale and the property can be found on the left hand side, on the corner opposite the recreation ground.

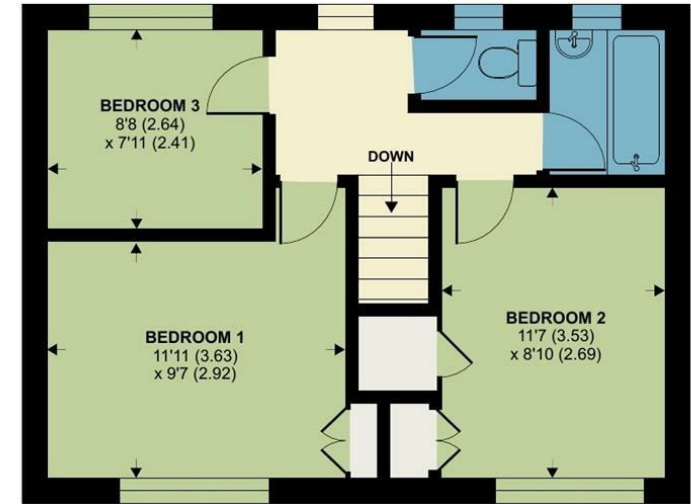
Ilminster

Approximate Area = 894 sq ft / 83 sq m

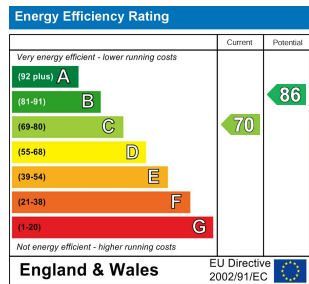
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1094933



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