



Symonds  
& Sampson

3 Walnut Place  
Ilminster, Somerset

# 3 Walnut Place

Ilminster  
Somerset TA19 0BU

The perfect low-maintenance home within a level walk of the pretty town centre, handy for most of the town's amenities and with its own parking and manageable garden.



- Within walking distance of the pretty town centre
- Handy for a range of amenities including tennis and bowls clubs
  - Close to countryside
- Low maintenance garden and allocated parking
  - Two double bedrooms
- Offered for sale with NO ONWARD CHAIN

Guide Price **£225,000**

Freehold

Ilminster Sales  
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## THE PROPERTY

This lovely mid-terrace house is well-situated close to the town centre, within a level walk of the Tesco store and all the amenities that the pretty town centre has to offer. Perfect for first or second time buyers moving up the ladder, it's also ideal for those looking to downsize into a more manageable home in a more practical and convenient location.

## ACCOMMODATION

A good-sized entrance hall provides access to a useful understairs storage cupboard and a conveniently positioned downstairs cloakroom. The kitchen is fitted with a range of birch-fronted units, incorporating a built-in oven and gas hob with stainless steel cooker hood over, together with space for an upright fridge freezer and washing machine. Extending across the rear of the property, the living room enjoys plenty of natural light from a window and French doors opening directly onto the garden.

Stairs lead to the first-floor landing, which gives access to the bathroom, fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC. There are two double bedrooms, with the larger rear bedroom enjoying views over neighbouring properties towards the Shudrick Valley beyond. The front bedroom benefits from a useful overstairs cupboard housing the Potterton combination boiler and hot water unit.

## OUTSIDE

To the rear is a pleasant small and manageable garden, fully enclosed by fencing and laid to slate chippings, a small lawn and paved patio. A small border includes a climbing rose, but the garden is very much designed for ease of maintenance. A gate leading out to the rear where there is an allocated parking space just a stone's throw from the back gate. The space is marked as 3W.

## SITUATION

The property is situated right in the heart of the town centre, with its good variety of independent stores located within a level walk of the property. Additionally there is a pathway that acts as a short cut to the shops further up East Street, including the Post Office. The local shops 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, 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 ///lots.seagulls.chosen

## SERVICES

Mains electricity, gas, water and drainage are connected.

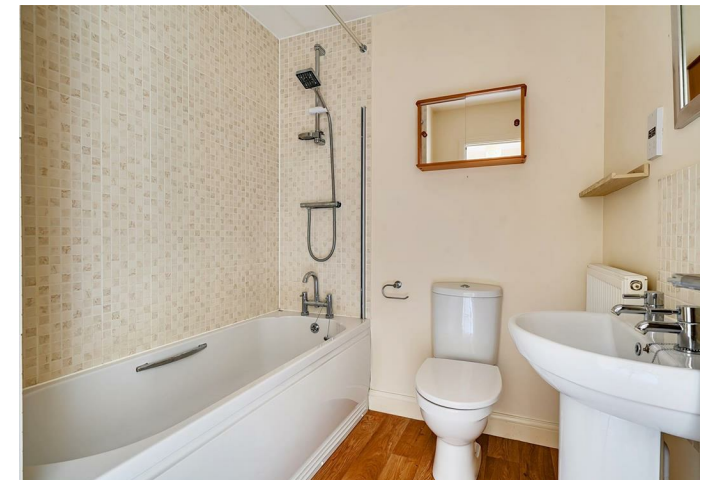
Ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for further information.

## MATERIAL INFORMATION

Somerset Council 0300 123 2224

Council Tax Band B

As is common on modern developments, there is an annual service charge for maintenance of any shared or common areas on the development, and the current annual charge for 2026 is £182.85.



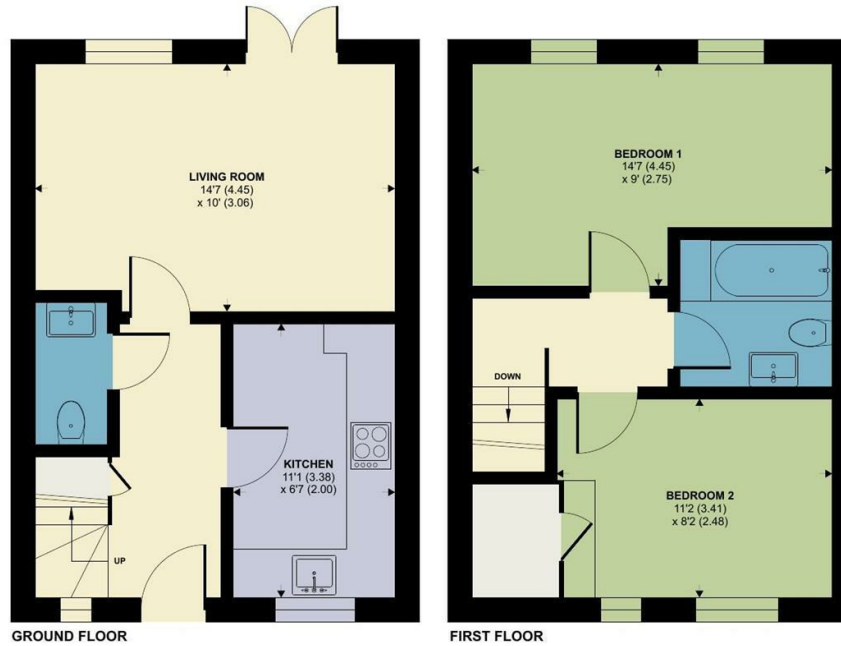
| Energy Efficiency Rating                        |   | Current | Potential |
|-------------------------------------------------|---|---------|-----------|
| Very energy efficient - lowest running costs    |   |         |           |
| A++ (91-100)                                    | A |         |           |
| A+ (81-90)                                      | B |         |           |
| A (71-80)                                       | C |         |           |
| B (61-70)                                       | D |         |           |
| C (51-60)                                       | E |         |           |
| D (41-50)                                       | F |         |           |
| E (31-40)                                       | G |         |           |
| F (21-30)                                       | H |         |           |
| G (1-20)                                        | I |         |           |
| Very energy inefficient - highest running costs |   |         |           |
| England & Wales                                 |   | 77      | 82        |
| EU Directive 2002/91/EC                         |   |         |           |



## Walnut Place, Ilminster

Approximate Area = 632 sq ft / 58.7 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 2026. Produced for Symonds & Sampson. REF: 1525074



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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