Symonds & Sampson



26 Greendale

Ilminster, Somerset

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Ilminster
Somerset TA19 0EB

Within easy level reach of the pretty town centre, this well-presented detached home with double garage and impressive conservatory has a great deal to offer.

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- Generous detached property with double garage
- Within level reach of the town centre facilities
- Close to the recreation ground and doctors' surgeries
- In good order throughout
- UPVC double glazing, Gas central heating
- Well-tended, manageable gardens

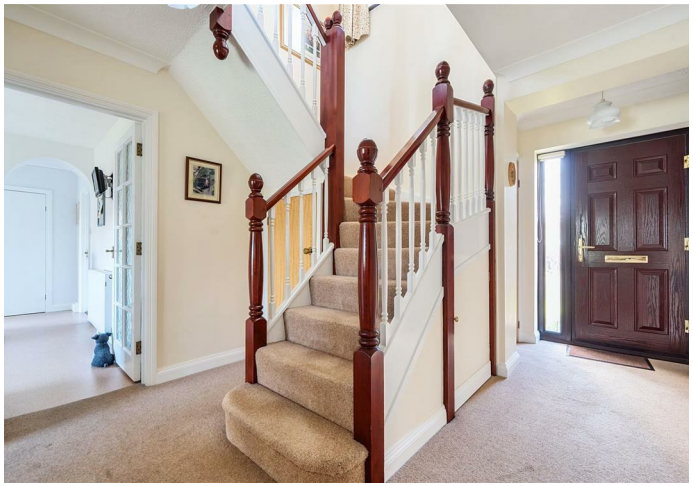
Guide Price £525,000

Freehold

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THE PROPERTY

Properties in Greendale are always highly sought-after, not least because of the quiet position which lies within easy level reach of the pretty town centre and everything it has to offer. Tucked away at the bottom of the cul de sac, this good size detached house is sizeable enough for families but could equally suit those looking for a more manageable detached home closer to facilities.

ACCOMMODATION

The inviting entrance hall has been opened up to the dining area, creating a wonderful sense of space upon arrival. A turning staircase leads to a part-galleried landing above. A downstairs cloakroom is discreetly positioned to one side, while the spacious dual-aspect living room sits off the hallway. This room features a Minsterstone fireplace with a gas fire, and sliding doors that open into a generous conservatory stretching across much of the rear of the house. Connecting seamlessly with both the living and dining areas, the conservatory enhances the home's flow and provides a versatile additional living space. With a radiator and fitted ceiling blinds, it remains comfortable year-round, and its easterly orientation prevents excessive summer heat.

Across the hall, the well-appointed kitchen enjoys views of the rear garden and is fitted with stylish cream units, including floor and wall-mounted cupboards, drawers, and a pull-out larder. Integrated appliances include a fridge freezer, an electric double oven, an electric hob with a stainless steel extractor hood.

A side lobby, previously a smaller utility area, now features a built-in cupboard for coats and shoes and leads to a larger utility room, which is a later extension. This dedicated laundry space has double doors opening to the rear garden—perfect for wash days—and offers room for both a washing machine and tumble dryer. Additional cream gloss cabinetry provides extra storage, along with a handy second sink unit.

Upstairs, the landing includes an airing cupboard with a hot water cylinder and shelving, while a window offers lovely views across the town towards Herne Hill. The master bedroom features a range of fitted bedroom storage and an en suite shower room with a white suite, including a double shower. There are three further bedrooms, two of which include built-in wardrobes. The family bathroom is fitted with a modern white suite, comprising a bath, vanity washbasin, and a concealed cistern WC.

OUTSIDE

The property boasts beautifully maintained gardens at both the front and rear. A spacious double driveway offers ample parking and leads to the integral double garage, which is partially subdivided inside. It features two up-and-over doors, shelving, power, and lighting, along with additional storage space within the eaves. A convenient internal door connects the garage to the lobby adjacent to the utility room.

The rear garden is primarily laid to lawn, bordered by flower beds and climber-covered fencing, creating a charming and private outdoor space. A well-positioned summerhouse takes full advantage of the afternoon and evening sun, providing a perfect spot to relax. Additionally, a timber tool shed and an outdoor tap are situated at the rear of the house. Pathways on either side of the property allow for easy access, with one gated route leading to the front driveway and another offering access for maintenance and extra storage.

SITUATION

Built in the late 80's, Greendale is a pleasant cul-de-sac lying within half a mile of the pretty town centre and Tesco's. Ideally placed for families with a level walk to the recreation ground, play area and tennis courts, and close to the start of the Ilminster - Chard cycle path. It's also conveniently placed within a short walk of the doctors' surgeries and local schools, as well as the 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 licensed cafe. There are plenty of other places to eat too, including pubs, restaurants, cafe's and takeaways. 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 benefits from superb road links via the A303 and A358. The town has its own Primary School for ages 4-11, over two sites both within walking distance and there are plenty of nurseries and pre-schools locally too.

DIRECTIONS

What3words//////calculate.dripping.emperor

SERVICES

Mains electricity, water, drainage and gas are connected.

Ultrafast broadband is available in the area. Mobile signal indoors could be limited or unavailable and you may prefer to use Wifi calling. However, outdoors a signal is likely from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

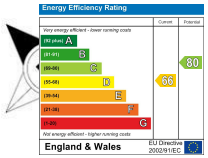
Somerset Council Tax Band E

As is common, the title register makes mention of rights, covenants and restrictive covenants, and the office is happy to provide a copy upon request if a buyer would prefer to read this or take advice prior to making an appointment to view.









Greendale, Ilminster

Approximate Area = 1527 sq ft / 141.8 sq m
Garage = 276 sq ft / 25.6 sq m
Outbuildings = 112 sq ft / 10.4 sq m
Total = 1915 sq ft / 177.8 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 2024. Produced for Symonds & Sampson. REF: 1257139





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