

Symonds & Sampson

19 Ashcombe Court

Ilminster, Somerset

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Ilminster
Somerset TA19 0ED

A two-bedroom ground floor retirement apartment with en suite bathroom, courtyard garden and garage in an exclusive location close to town centre.

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- Over 55's Ground Floor Retirement Apartment
- Practical single-level living
- Close to the heart of the pretty town centre
- Two bedrooms including principal bedroom with en suite bathroom
- Single Garage
- Courtyard Garden and further communal grounds

Guide Price £220,000

Leasehold

Ilminster Sales
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THE PROPERTY
Ashcombe Court was built for The English Courtyard Association in 1990 in the beautiful grounds of Summerlands House, an attractive Regency building which has itself been converted into apartments. These are alongside a number of purpose-built apartments and houses designed around two attractive lawned areas.

The development combines peace of mind with practicality, security and a gentle pace of life. A guest suite is available to accommodate friends and family and there is also a communal laundry area. Resident estate managers are on site. An annual service charge provides for gardening, window cleaning, maintenance of the buildings, insurance and the provision of an emergency alarm system in all properties as well as including the water rates.

ACCOMMODATION
A smart communal entrance hall, complete with telephone entry system, leads through to the apartment's front door. The apartment provides well-planned, accessible accommodation arranged entirely on the ground floor. The entrance hall includes a large storage cupboard and a useful airing cupboard housing the hot water cylinder with electric immersion heater, together with shelving.

The principal bedroom enjoys a full-length opening window and door to the front, allowing plenty of natural light in, along with a good-sized en-suite bathroom. The second bedroom overlooks the rear of the apartment, while a separate shower room/WC includes an upgraded panelled shower cubicle with mains shower.

The sitting room is a bright and comfortable space, with French doors to the front and a feature electric fireplace providing an attractive focal point. A glazed door leads through to the fitted kitchen with light birch effect units including an induction hob and electric eye-level double oven, alongside spaces for a fridge freezer and dishwasher. A further door opens directly onto the southerly-facing courtyard.

OUTSIDE
To the rear, the property enjoys a small, sunny courtyard, providing a lovely spot for outdoor dining and relaxing, with plenty of room for colourful pots and container gardening. A shared pathway runs alongside the courtyard to the end of the property, where there is a block of garages, one of which belongs to the property.

SITUATION
The property is situated close to the heart of the pretty town centre, 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///worry.supporter.wobbling

SERVICES
Mains electric, water and drainage connected.

Superfast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION
Somerset Council 0300 123 2224

Council Tax Band F

The property is available to buyers aged 55 and over. Service Charge is around £6,800 per annum. There is a peppercorn ground rent – for more details please ask the office who have a copy of the lease on file.

Pets can be allowed with require written consent from the freeholder / Cognatum Properties, subject to conditions.

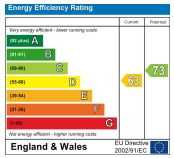
Leasehold 150 years from 24.3.1990
Therefore, as of September 2026 there is approximately 114 years and 6 months remaining.

Photographs taken September 2026 - © Symonds and Sampson







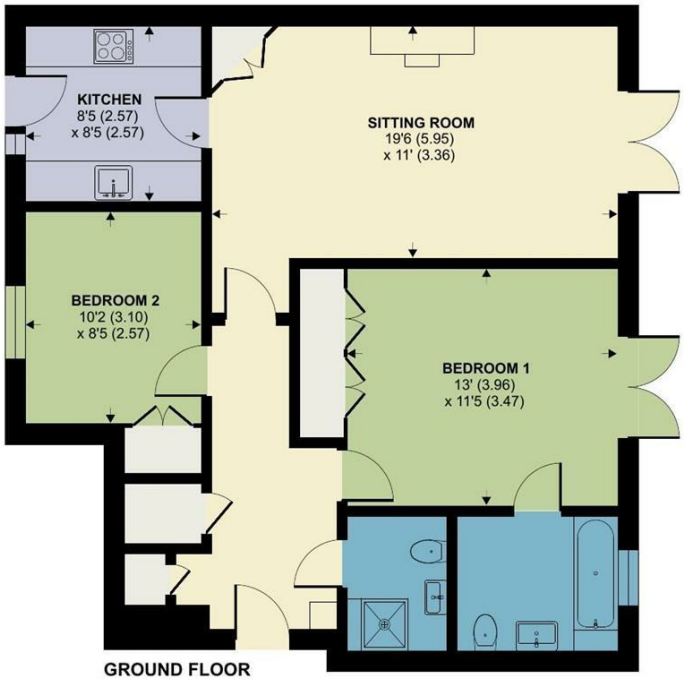




Ashcombe Court, Ilminster

Approximate Area = 790 sq ft / 73.3 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: 1515264

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