

Symonds
& Sampson



33 Butts
Ilminster, Somerset

33 Butts

Ilminster
Somerset TA19 0AY

A deceptively spacious end of terrace home with wonderful southerly facing views, just a short walk from the town centre facilities and local countryside walks.

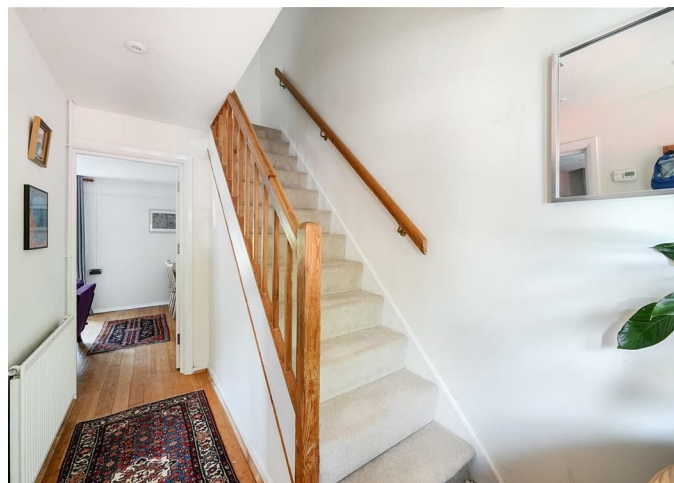


- Recently improved including carpets, redecoration and kitchen upgrades
 - Spacious accommodation over three floors
 - Walking distance of town centre
 - Countryside footpaths within easy reach
 - Lovely views across town towards countryside
 - Southerly facing tiered garden
 - Three generous bedrooms

Guide Price **£250,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

In recent years, a loft conversion has transformed this 1950s property, creating surprisingly spacious and versatile living accommodation. Spread across three floors, it's perfectly suited for a family, yet equally ideal for anyone seeking the convenience of walking into town or exploring the nearby countryside, while still having plenty of space to host visiting friends and relatives. The vendor has recently made some further improvements including new carpets, updates to the kitchen including new worktops and redecoration in principal areas, allowing you to move straight in with minimal fuss.

ACCOMMODATION

On the ground floor, a traditional entrance hall with stairs to the first floor sets the tone. To one side, the kitchen/breakfast room is fitted with a range of updated floor and wall-mounted units topped with recently replaced worktops. These incorporate a circular stainless-steel sink and drainer, a built-in gas hob with electric oven below, and a cooker hood above. There is space beneath the counter for a dishwasher and washing machine, as well as a dedicated area for an upright fridge freezer. The wooden flooring from the hallway flows seamlessly into the living room.

The living room spans the full width of the rear of the house and, being south-facing, is filled with natural light. A door and window open onto views of the garden and beyond. An understairs storage cupboard provides practical space, while a wood-burning stove, set on a paved hearth with a timber mantel, creates an attractive focal point.

Upstairs, the first-floor landing includes a shelved linen cupboard and leads to two generously sized double bedrooms, along with a modernised bathroom. The bathroom features stylish taupe landscape

tiling, a chrome dual-fuel towel radiator, a bath with Mira electric shower, wash hand basin, and WC.

The top floor offers a further double bedroom, enhanced by dormer windows framing far-reaching views, as well as an en suite shower room with WC.

OUTSIDE

The property is accessed from the pavement at the front, and to the side a pathway leads around to the rear garden via a gateway. The neighbouring end of terrace house also has a right of way over this path to access her rear garden. The garden is over three levels, the first being a good sized paved courtyard style garden with plenty of room to entertain and eat outside, with steps down to a lower level which is enclosed by fencing. To one side a gate opens onto a shared pathway / steps with the adjoining property, with steps down leading down to a currently uncultivated lower tier of garden.

There is also an external store with shelving and power connected.

SITUATION

The property is located alongside the High Street, with a nearby footpath and steps leading you down and into the town centre. Its elevated position affords fine southerly views across the rooftops of town towards the countryside beyond, including Herne Hill. The property is in the heart of the community, near to a wide 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 butchers, delicatessen, cheese and dairy shop, homewares, antiques stores, boutiques and gift shops. There are plenty of countryside walks nearby, via the Dillington estate permitted paths and local public footpaths within easy reach.

Ilminster is also 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. Ilminster Arts Centre is a vibrant arts venue with licensed café and there are plenty of other places to eat too, including pubs, cafes, and take-aways. 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 has everything you need for day to day living on your doorstep. Should you need to go further afield it benefits from superb road links via the A303 and A358.

DIRECTIONS

What3words/////behalf.maximum.stooping

SERVICES

Mains gas, water, drainage and electricity are connected.

Ultrafast broadband is available. There is mobile coverage in this area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Somerset Council Tax Band A

The property is located in the town's designated conservation area.

Some furniture and white goods are likely to be available by separate negotiation.

Please note, whilst some photographs have been retaken post recent redecoration in Summer 2026, some of the photographs were taken in Summer 2025.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured by the Energy Efficiency Rating (EER) and is shown by the Energy Efficiency Rating (EER) and is shown by the Energy Efficiency Rating (EER).			
Very energy efficient (lowest carbon score)	A	82	
Energy efficient	B	69	
Decent	C		
Needs improvement	D		
Needs improvement	E		
Needs improvement	F		
Needs improvement	G		
For more information on energy efficiency ratings, visit www.gov.uk/government/topics/energy-efficiency			
England & Wales			
EPC Directive 2002/91/EC			

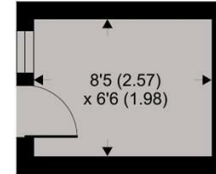


Butts, Ilminster

Approximate Area = 920 sq ft / 85.5 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Outbuilding = 55 sq ft / 5.1 sq m
 Total = 1015 sq ft / 94.3 sq m

For identification only - Not to scale

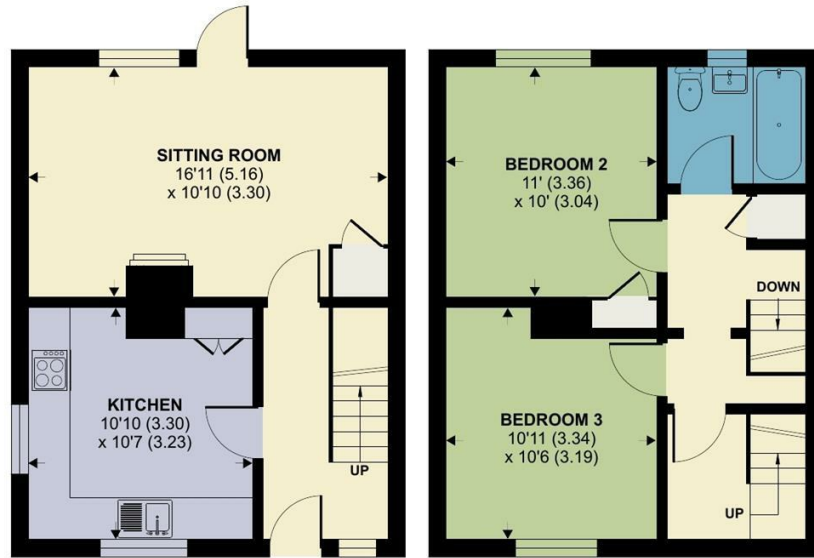
Denotes restricted head height



OUTBUILDING



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2025. Produced for Symonds & Sampson. REF: 1330295



ILM/JH/250626



01460 200790

ilminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 21, East Street,
 Ilminster, Somerset TA19 0AN



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. 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.