

Symonds  
& Sampson



24 West Street  
Ilminster, Somerset

# 24 West Street

Ilminster  
Somerset TA19 9AB

An elegant period home of excellent proportions just a short walk from the pretty town centre facilities, with the added benefit of off road parking to the rear and a recently overhauled roof for peace of mind.



- Spacious character property close to pretty town centre
  - Character features and modern conveniences
- Off road parking and courtyard style garden to rear
  - Offered for sale with no onward chain
  - Recent and extensive overhaul of roof

Guide Price **£235,000**

Freehold

Ilminster Sales  
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## THE PROPERTY

Just a short walk from the pretty town centre, this lovely period home is offered for sale with no onward chain. With its lovely ceiling heights, elegant proportions and character features it's the ideal home for someone looking for the charm of an older home with modern convenience.

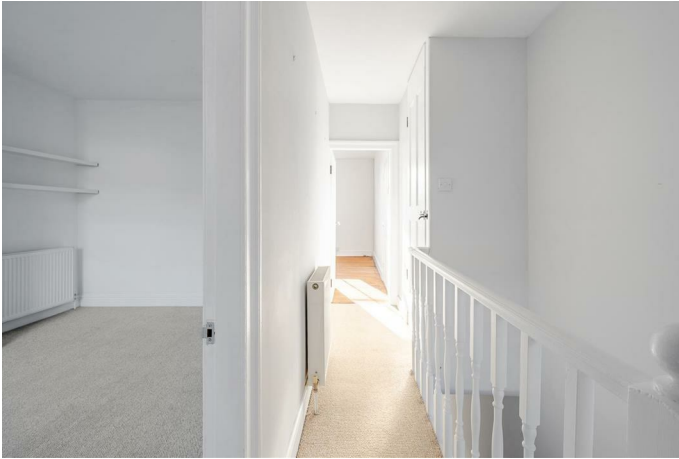
## ACCOMMODATION

As you step through the original period railings that grace the frontage, a traditional front door welcomes you into an initial entrance vestibule with timber flooring, leading in turn into the hall. The home boasts two elegant reception rooms of classic proportions. The front sitting room features a feature fireplace and UPVC secondary glazing, preserving the original sash windows while adding insulation. Adjacent, the dining room impresses with a striking timber and brick feature wall, flagstone flooring, and a decorative cast iron fireplace. Clever built-in storage in an alcove and under the stairs adds practicality without compromising style.

The quirky galley kitchen is fitted with a range of modern units, topped with oak work surfaces, and includes an integrated fridge, gas hob, and electric oven. A wall-mounted gas boiler provides heating and hot water. Beyond the kitchen, a contemporary bathroom offers an L-shaped bath with shower and glass screen, beautifully finished with neutral tiling. With generous first-floor proportions, there may be potential to add a second bathroom upstairs (subject to consents), while still retaining three bedrooms—advice from professionals is encouraged if this is something you'd like to do.

Upstairs, the landing leads to two bright and spacious double bedrooms. The front bedroom is particularly impressive, with a stripped timber floor and walk-in wardrobe. Original stairs lead to the second-floor attic bedroom, complete with a rear dormer window. This versatile space is also ideal as a playroom, additional living area, or home office.





## OUTSIDE

One of the great selling points about this property is the fact it benefits from its own off road parking located behind the house, with access historically off Pipers Alley on foot and by vehicle. Large gates open to create an area of off road parking, with timber steps and slate paving slabs creating a terraced garden with ample room for outside dining and relaxation.

## SITUATION

The property is in the heart of the community, in our pretty town centre with its wide variety of facilities. The

shops 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. Ilminster is also well served by a town-centre Tesco store with ample free parking as well as a central Co-op store. Alongside Tesco 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, restaurants and take-aways. The town also has a well-regarded local theatre. There are several hairdressers /

beauty salons and a dental surgery as well as modern health centre on the southern side of the town including 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. It also has a recently merged Primary School and pre-schools / nurseries. Should you need to go further afield the town benefits from superb road links via the A303 and A358. Local railway stations lie at Crewkerne (Waterloo - Exeter) and Taunton (Paddington).

## DIRECTIONS

What3words/////justifies.sweeten.tonsils



## 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 details.

## MATERIAL INFORMATION

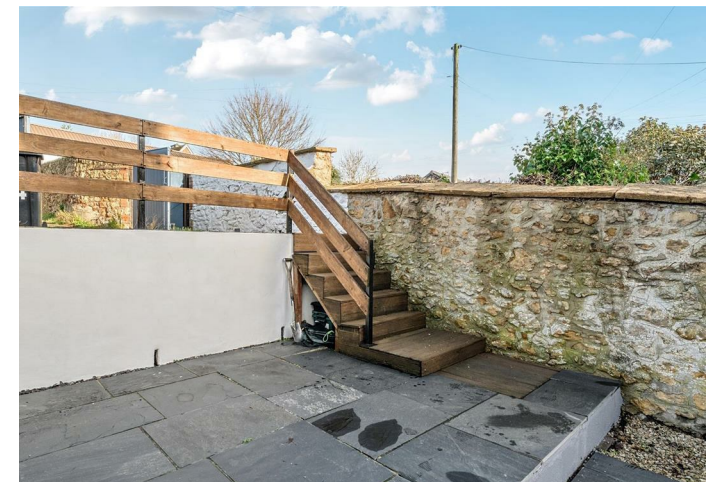
Somerset Council Tax Band B

The property is located in the town's designated Conservation Area. The property is also Grade II listed

along with its immediate neighbours.

As is common in older properties, there is an area of flying freehold. Please feel free to ask the office for further information.

The attic bedroom is a historic feature of the property and therefore would not need to comply retrospectively with modern building regulations.



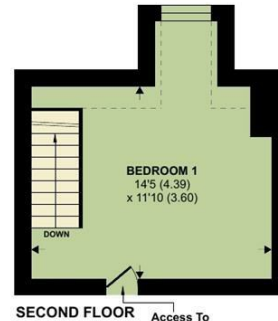
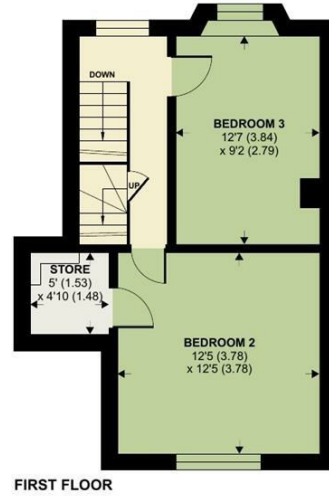
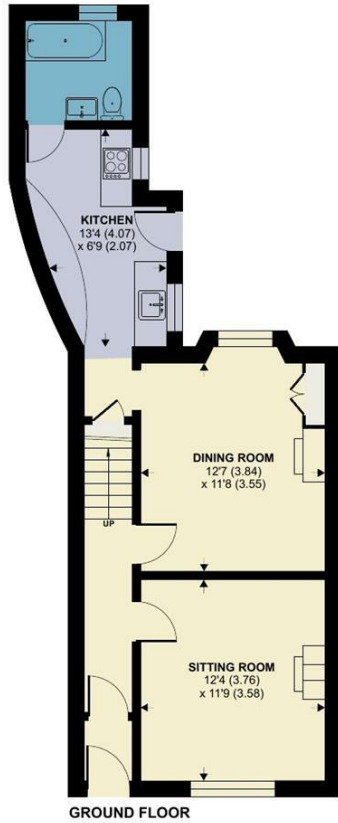
Energy Efficiency Rating	
Current	Potential
74	74
Energy Efficiency Rating Legend: A (Green) 92-100 B (Light Green) 81-91 C (Yellow) 69-80 D (Orange) 55-68 E (Red-Orange) 49-54 F (Red) 45-48 G (Dark Red) 35-44	
Energy Performance Certificate (EPC) for England & Wales EPC Standard: 2020/10/14	

## Iminster

Approximate Area = 1074 sq ft / 99.7 sq m  
 Limited Use Area(s) = 13 sq ft / 1.2 sq m  
 Total = 1087 sq ft / 100.9 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1393206



ILM/AJW/181225



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