



# 12 Spurwells

Ilton, Ilminster, Somerset

# 12 Spurwells

Ilton  
Ilminster  
Somerset TA19 9HP

A great value bungalow with scope to make it your own, in a popular and convenient village, with it's own garage and driveway adjoining the rear garden.



- Semi-detached bungalow
- Offered for sale with no onward chain
- Great potential including potential for loft conversion STP
  - Adjacent garage and driveway to rear
    - Two double bedrooms
- Popular village close to great road links

Guide Price **£190,000**

Freehold

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## THE PROPERTY

This attractive semi-detached bungalow is offered to the market with no onward chain, presenting an excellent opportunity for those seeking comfortable single-level living in a pleasant and affordable village setting. While there is potential to personalise and update the property to suit individual tastes, it already benefits from solar PV panels to help reduce electricity costs, along with replacement double-glazed windows in the bedrooms and bathroom installed during 2024/2025. To the rear, a delightful garden provides the perfect space for keen gardeners without the burden of extensive upkeep, while a private garage and driveway are conveniently located immediately adjacent to the garden.

## ACCOMMODATION

The property offers a bright and welcoming interior, with a uPVC double-glazed front door and matching side panel allowing plenty of natural light to flow into the open-plan kitchen/dining area. The kitchen is fitted with a range of oak-effect units and complementary worktops incorporating a sink unit, with space provided for an electric cooker, upright fridge freezer and washing machine. The generously proportioned sitting room enjoys views over the front garden and leads to an inner lobby, where an airing cupboard houses the hot water cylinder and useful shelving. The bathroom is fitted with a neutral-coloured

suite comprising a panelled bath with electric shower over, WC and wash hand basin. Completing the accommodation are two double bedrooms positioned at the rear of the property, both enjoying pleasant views over the garden.

## OUTSIDE

The property is approached via its own lawned front garden, with a short flight of shallow concrete steps leading to the front entrance. A gated side access provides a pathway along the side of the bungalow, where a lean-to porch/greenhouse offers a practical covered space with access from both ends and convenient proximity to the kitchen door. There is also a handy outside tap.

To the rear, the garden is predominantly laid to lawn, creating an easy-to-maintain outdoor space. A private garage is situated immediately beside the rear gate, with adjacent driveway. In addition, a timber garden shed is located behind the garage and can be accessed from within the garden.

## SITUATION

Ilton is a convenient village just a few minutes' drive from Ilminster, which offers a good range of day-to-day amenities including a lovely range of independent stores and supermarkets, and also well placed for road links via the A358 to the A303, A30 and M5. The village itself benefits

from some local facilities including a local pre-school and primary school, cricket club, and village hall with a variety of events. Taunton, the County Town, provides a comprehensive range of recreational, scholastic and shopping facilities as well as a main line railway station (Paddington line). Yeovil and Crewkerne (with its Waitrose supermarket) lie within a similar distance from Ilton and they also have main-line railway stations (Waterloo line).

## DIRECTIONS

What3words/////cookers.revision.hiker

## SERVICES

Mains electricity, water and drainage are connected. Solar PV panels owned outright and providing feed-in tariff

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

## MATERIAL INFORMATION

Somerset Council Tax Band B

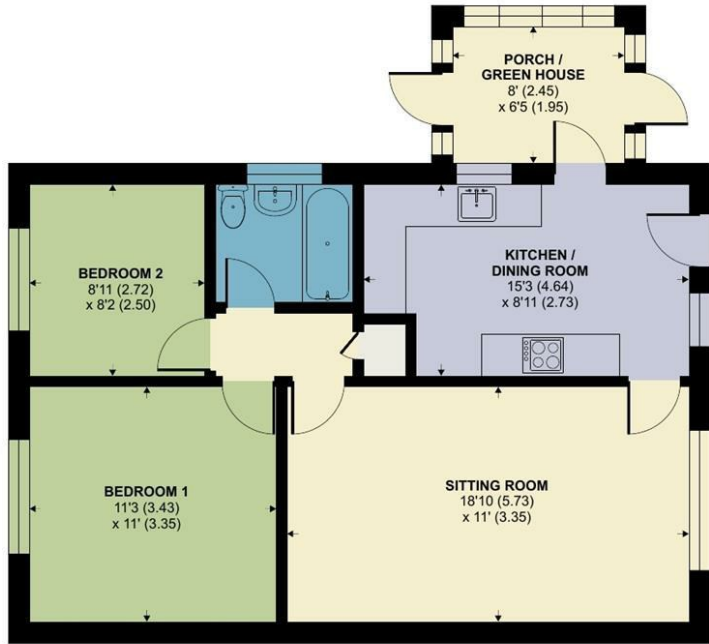
The property has the benefit of solar PV panels, which we understand are owned outright. The information regarding supplier / feed-in tariff etc can be provided upon a viewing.



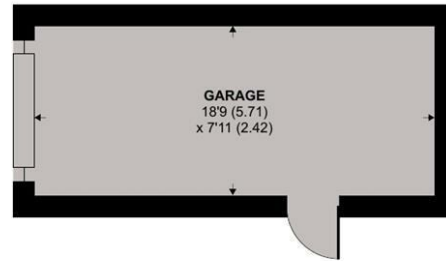
| Energy Efficiency Rating                       |       | Current | Potential |
|--|-------|---------|-----------|
| Very energy efficient (lowest carbon score)    |       |         |           |
| A  | 1-2   | 82      |           |
| B  | 3-4   |         |           |
| C  | 5-6   | 64      |           |
| D  | 7-8   |         |           |
| E  | 9-10  |         |           |
| F  | 11-12 |         |           |
| G  | 13-15 |         |           |
| Very energy inefficient (highest carbon score) |       |         |           |
| England & Wales                                |       |         |           |
| EU Directive 2002/91/EC                        |       |         |           |

# Spurwells, Ilton, Ilminster

Approximate Area = 690 sq ft / 64.1 sq m  
 Outbuilding = 149 sq ft / 13.8 sq m  
 Total = 839 sq ft / 77.9 sq m  
 For identification only - Not to scale



GROUND FLOOR



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: 1467477



ILM/JH/080626



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