

Symonds
& Sampson



2 Falcon Close
Seavington, Ilminster, Somerset

2 Falcon Close

Seavington
Ilminster
Somerset TA19 0FE

The perfect lower-maintenance village home with lovely views, whether you're a young family, keen traveller or simply looking to downsize to a low-hassle, accessible and convenient property.



- Semi-detached village home
- Edge of small cul de sac with countryside views
- Three bedrooms and stylish family bathroom
 - Fitted kitchen with appliances
 - Living / Dining Room with bi-fold doors
- Low-maintenance, fully enclosed garden
 - Private driveway parking

Guide Price **£325,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Set on the edge of a small exclusive village development completed in 2017, this attractive semi-detached home offers the perfect balance of rural charm and everyday convenience. The current owners have thoroughly enjoyed living here, finding it an ideal first village home for a young family. Equally, the property would appeal to those looking to downsize, busy professionals seeking a low-maintenance lifestyle, or anyone wanting a convenient lock-up-and-leave home.

With the village hall and community shop just a short walk away, and the picturesque towns of Ilminster and South Petherton located almost equidistantly, residents can enjoy the benefits of countryside living while remaining within easy reach of local amenities and excellent transport connections.

ACCOMMODATION

A welcoming and generously proportioned entrance hall features useful understairs storage and a convenient ground-floor cloakroom. Attractive wood-effect LVT flooring extends seamlessly through to the kitchen, enhancing both style and practicality.

Bathed in natural light thanks to a large picture window that takes full advantage of its southerly aspect and pleasant village views, the kitchen offers a bright and inviting space throughout the day. Fitted with modern cream cabinetry, it includes an integrated fridge freezer, gas hob, and electric oven, while the integrated washing machine and dishwasher have both been replaced by the current owners.

Spanning the rear of the property, the impressive dual-aspect living room provides ample space for both relaxation and dining. Bi-fold doors open directly onto the rear garden, creating an ideal setting for family life and effortless indoor-outdoor entertaining during the warmer months.

Upstairs, a stylish contemporary bathroom is fitted with a bath and dual-head shower over, concealed-cistern WC, and vanity wash hand basin. Attractive

tiling and a chrome heated towel rail complete the space.

The principal bedroom is situated at the rear of the property and benefits from a built-in wardrobe, while the two further bedrooms enjoy delightful views across the village and towards the surrounding countryside.

OUTSIDE

The gardens have been thoughtfully landscaped for ease of maintenance, while attractive sleeper-raised beds to both the front and rear provide the opportunity to introduce seasonal planting and colour. Enjoying a surprising degree of privacy, the rear garden benefits from its corner position and occupies a triangular-shaped plot, creating a useful additional area along the side elevation. The current owners have enhanced this space with two substantial hand-built timber sheds, ideal for storing bicycles, garden equipment, and outdoor essentials. There is also an outside tap.

The main garden area has been laid with artificial lawn, offering a neat and low-maintenance outdoor space. Fully enclosed by a combination of walling and fencing, it enjoys a sheltered aspect, making it ideal for relaxing or entertaining. A gate provides access to the rear parking area, where a private driveway offers off-road parking for two vehicles.

SITUATION

Falcon Close is a very small select cul de sac of properties, located on the edge of the village. Seavington is an attractive village made up of two small parishes, Seavington St Mary and Seavington St Michael, both with their own parish churches and sharing a lovely community shop and café, recreation ground with children's playground, village hall and pub. Nearby, the pretty village of South Petherton also offers a range of day to day amenities although almost equidistant is the Medieval market town of Ilminster, the centre of which is dominated by the ancient Minster and a thriving range of independent stores including butchers, delicatessen, hardware store, antiques and homeware stores as well as two supermarkets. Ilminster has a convenient road access to both the M5, junction 25 lies 13 miles to the north-west and 1 mile to the A303, now dual

carriageway most of the way to the M3. There is a mainline railway station at Crewkerne c.5 miles (London Waterloo) which also has a Waitrose supermarket, and the county town of Taunton c.15 miles has a further mainline station (London Paddington) and a wider range of shopping facilities. Bath, Bristol and Exeter offer excellent cultural and shopping facilities within approximately an hour's drive. The World Heritage designated Jurassic coastline lies c.20 miles to the south.

DIRECTIONS

What3words/////beamed.flocking.thin

SERVICES

Mains gas, electricity, water and drainage are connected. Gas central heating with underfloor heating on the ground floor and radiators on the first floor.

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

MATERIAL INFORMATION

Somerset Council Tax Band C

The communal areas of the development are managed by the residents management company (Falcon Close Management Company) administered via the local firm GTH. The current service charge is £312 annually or £26 monthly.

Please note, the property has a Ring doorbell which is likely to be recording at the time of any viewings.

Any remainder of the 10 year new-build warranty will be passed on to a new owner. The property was constructed in 2017.



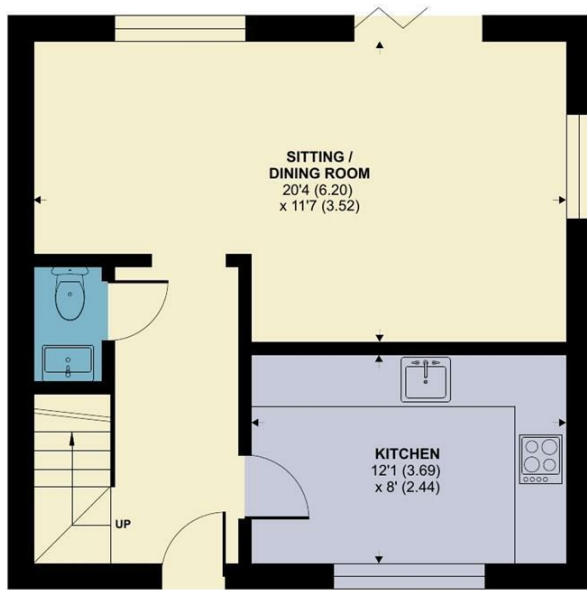
Energy Efficiency Rating	
Energy Efficiency Class	Score
Very energy efficient (lowest carbon score)	92-100
A	81-91
B	69-80
C	55-68
D	39-54
E	29-38
F	13-28
G	1-12

For energy efficiency class only
 For energy efficiency class only
 England & Wales
 EPC Directive
 2002/91/EC

Falcon Close, Seavington, Ilminster

Approximate Area = 820 sq ft / 76.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Symonds & Sampson. REF: 1476680



ILM/AJW/020726



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.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT