



Symonds
& Sampson

46 East Street
Ilminster, Somerset

46 East Street

Ilminster
Somerset TA19 0AW

A delightful Grade II Listed cottage within a short walk of the pretty town centre facilities and open countryside.



- Grade II listed terraced cottage
- Right in the heart of the pretty town centre
- A short distance from countryside walks
 - Character features
- Southerly facing garden with views

Guide Price **£230,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Brimming with character and beautifully presented throughout, this charming Grade II Listed cottage is ideal for those seeking a home within easy walking distance of everything Ilminster has to offer.

ACCOMMODATION

Entering through the front door, you are welcomed by an attractive tiled floor that leads into the cosy sitting room. This inviting space features wooden panelling, exposed floorboards, a charming window seat and a characterful brick fireplace, creating a warm and welcoming atmosphere.

An inner hallway leads to the stylish family bathroom, fitted with a modern white suite and an electric shower over the bath.

To the rear of the property, the kitchen overlooks the sunny garden and has been recently updated with quality Minerva worktops, a Belfast sink, stainless steel gas hob, electric oven and extractor hood. There is also space for additional white goods.

Upstairs, the first floor offers two attractive bedrooms. The principal bedroom enjoys views to the front of the property and features exposed floorboards, while the second bedroom overlooks the garden and benefits from built-in storage. This room also houses the boiler, which has approximately nine years remaining on its warranty, along with the hot water cylinder.

Outside, the south-facing rear garden enjoys sunshine throughout the day and features a cobbled patio, ideal for outdoor dining and entertaining. A pathway leads to the rear of the garden where there is a newly constructed timber shed and log store. Additional benefits include outside security lighting and an external water tap.

OUTSIDE

Outside, the south-facing rear garden enjoys sunshine throughout the day and features a cobbled patio, ideal for outdoor dining and entertaining. A pathway leads to the rear of the garden where there is a newly constructed timber shed and log store. Additional benefits include outside security lighting and an external water tap.

SITUATION

The property is ideally situated in the heart of the charming town centre, where local shops are centred around the market square and the 15th-century Minster church. The town offers a range of amenities, including an excellent butcher and delicatessen, a cheese and dairy shop, homewares and antique stores, and gift shops. A town-centre Tesco with ample free parking is just a short walk away, alongside a Co-op/Peacocks store. Nearby, residents can enjoy leisure facilities such as a popular bowls club and tennis club, as well as the town library. For arts and culture, Ilminster boasts a vibrant arts centre with café and a well-supported local theatre. Dining options are plentiful, with a variety of cafes and takeaways throughout the town. Families are well catered for with a recently merged primary school for ages 4–11, along with several local pre-schools and nurseries. Additional amenities include hairdressers, beauty salons, a dental surgery, and a modern health centre on the southern side of town, featuring two doctors' surgeries. Ilminster is widely regarded as one of South Somerset's prettiest market towns, with excellent road links via the A303 and A358.

DIRECTIONS

What3words/////sides.tricks.regress

SERVICES

Mains electricity, gas, water and drainage are connected.

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 is Grade II listed and located within the town's designated Conservation Area.

We believe that historically there were rights of way in the terrace for neighbours to have access to sanitary facilities and a well which are no longer used. We were informed by the previous owner that 44 East Street had a historic right of way across the garden of no.46. We are happy to provide a copy of the title register to buyers if they would like to take advice from their legal representative regarding the existence of any rights of way.

The property is close to both the town centre and open countryside so there have been various historic and current planning applications locally. These include a well known application in 2014 for development of the Shudrick Valley which was refused. All current and historic applications can be viewed on the Somerset Council Planning Portal, and the office are happy to provide the link should a prospective buyer wish to look at these prior to a viewing. There is a current application reference 26/00223/FUL for one dwelling and formation of parking off Love Lane.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
95-100	A		81
81-95	B		68
69-81	C		
55-69	D		
40-55	E		
21-40	F		
1-21	G		
Very energy inefficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	

East Street, Ilminster

Approximate Area = 557 sq ft / 51.7 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: 1492972



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