



Symonds  
& Sampson

# 6 Kings Lear

Ilton, Ilminster, Somerset

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Ilton  
Ilminster  
Somerset TA19 9HJ

Offering great potential for further extension or an attic conversion, this semi-detached bungalow has a larger than average garden compared with similar properties and benefits from an adjacent garage and generous driveway.

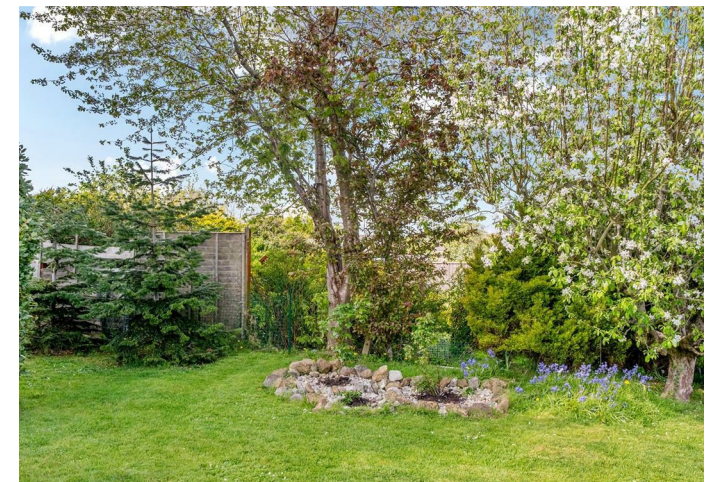


- Semi-detached bungalow
- Popular and convenient village with good access to major road links
- Scope for further extension or attic conversion
  - Adjacent driveway and garage
  - Two double bedrooms and conservatory

Guide Price **£220,000**

Freehold

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## THE PROPERTY

Whether you're seeking the convenience of single-level living in an accessible village setting or looking for a property with excellent future potential, this attractively priced bungalow presents a fantastic opportunity. Occupying a slightly larger plot than neighbouring properties, it offers plenty of scope for extension or enhancement, making it equally appealing to families wishing to create a spacious long-term home tailored to their needs. Situated in a welcoming and well-connected village community, there are numerous local activities and amenities to enjoy. The property also benefits from a peaceful position away from busy roads, while the village hall, which hosts a variety of events, and the popular cricket club are both within easy walking distance.

## ACCOMMODATION

A spacious entrance lobby provides ample room for coats and outdoor wear, leading through to a generously proportioned sitting room featuring a feature fireplace. Sliding double-glazed patio doors open into the conservatory, which enjoys direct access to the rear garden and also connects conveniently to the adjoining garage.

An inner hallway leads from the sitting room to two well-sized double bedrooms overlooking the front of the property. The second bedroom is currently arranged as a separate dining room, while the principal bedroom benefits from an extensive range of fitted furniture, including wardrobes and overhead storage units. The bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin, WC, and a heated towel rail.

The galley-style kitchen is equipped with a range of fitted units and a stainless-steel sink with drainer, with space for both an electric cooker and washing machine. Beyond the kitchen, a useful extension provides additional versatile space that could serve as a breakfast / dining or seating area, as it would comfortably accommodate a small table and chairs. This area enjoys a pleasant outlook across the rear garden.

## OUTSIDE

Set back from the village road, the property is approached via a good-sized front lawn garden, attractively planted with trees and shrubs. A driveway to the side provides off-road parking and leads to the adjoining single garage, which is fitted with an up-and-over door, power, and lighting. The garage also benefits from an internal opening into the conservatory, offering convenient access.

To the rear, the property enjoys an unusually generous garden compared with similar homes, offering a high degree of privacy. Predominantly laid to lawn, it is complemented by a mature apple tree, a flowering cherry, and a selection of evergreens, providing year-round interest and structure. At the far end of the garden there is a hardstanding area, and an outside tap is conveniently positioned close to the bungalow.

## 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/////dizzy.defaults.amends

## SERVICES

Mains electricity, water and drainage are connected. LPG (Calor Gas) central heating.

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



| Energy Efficiency Rating                       |         |
|--|---------|
| Energy Efficiency Class                        | Current |
| Very energy efficient (lowest carbon value)    |         |
| A  |         |
| B  |         |
| C  |         |
| D  |         |
| E  |         |
| F  |         |
| G  |         |
| Very energy inefficient (highest carbon value) |         |
| England & Wales                                |         |
| EU Directive 2002/91/EC                        |         |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1282253



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