



COUNTRY VIEW

Donyatt, TA19 0RG

Price Guide £350,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented and individually built home in the popular village of Donyatt. The property was built by the current owner using local hamstone with the spacious accommodation over looking the lovely sized garden. In brief the accommodation comprises entrance hall, cloakroom, kitchen which is open plan to the sitting/dining room, study area and utility room. Upstairs there are two double bedrooms with a mezzanine floor and Juliet balcony to bedroom one and a good size bathroom. The gardens are a fantastic feature abutting fields and are a lovely size. There is driveway parking to the side.

Situation

The property is located in the small but accessible village of Donyatt. The village has a public house and village hall and is also located alongside a superb cycle path, which extends from Ilminster to Chard along the site of the old railway line and passing the Chard Reservoir / nature reserve along the way. The local towns of Ilminster and Chard are easily accessible and there is easy road access to the M5 motorway at Junction 25, which lies 12 miles away.

The local area

Yeovil, 17.3 miles / Taunton, 13.1 miles / Dorset Coast, 24 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

South Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

With a window to the rear aspect, storage cupboard, stairs rising to the first floor and an under stairs study area.

Cloakroom

Suite comprising low level WC, wash hand basin, radiator, skylight and a tiled floor.

Kitchen

14'10 × 8 (4.52m × 2.44m)

With two windows to the side aspects. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, integrated b rated dishwasher and fridge/freezer, electric double oven, hob and an extractor over. Wine rack, spotlights and tiling to all splash prone areas. Open plan to the sitting/dining room.

Utility Room

6'6 × 4'7 (1.98m × 1.40m)

Wall and base units, work surface, oil fired central heating boiler (installed in September 2021) space and plumbing for washing machine and tumble dryer.

Sitting/Dining Room

21'9 × 13'3 (6.63m × 4.04m)

With large windows and french doors opening out onto the garden. Wall lights, television point and a radiator.

Landing

Doors into:

Bedroom One

16'2 × 10'5 (4.93m × 3.18m)

The most wonderful room with vaulted ceiling and overlooking the garden and views beyond with french doors opening in. Built-in wardrobes to one wall with storage behind, mezzanine floor area and a radiator.

Bedroom Two

11'1 × 10'9 (3.38m × 3.28m)

Skylight window and a radiator.

Bathroom

10'3 × 7'7 (3.12m × 2.31m)

Skylight window, suite comprising bath, separate shower cubicle, low level WC, wash hand basin, extractor fan, heated towel rail and tiling to all splash prone areas.

Outside

The garden is a lovely size and backs on to open countryside, mainly laid to lawn, raised feature flower beds, mature hedging, mid point electricity supply, outside tap, oil tank, large shed, raised vegetable beds and steps lead down to a patio area which abuts the rear of the property, exterior lights. Parking to the side for several vehicles.

Agents Note

Council Tax Band - B. Broadband speed - FTTP.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

