

28 Donyatt Hill

Donyatt, Ilminster, Somerset

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Donyatt
Ilminster
Somerset TA19 0RZ

A surprisingly roomy semi-detached family home with added extras such as a downstairs utility / WC and useful external storage, backing onto countryside at the rear.



- Well-proportioned family size semi
- Cul-de-sac position on the edge of the village
 - Countryside views to the rear
 - Useful downstairs utility / WC
 - External storage areas
 - Gardens to front, side and rear

Guide Price £230,000

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



THE PROPERTY

Perfect for first time buyers or young families, this roomy semi was converted some years ago from two flats into one dwelling and therefore offers surprisingly spacious accommodation including the added bonus of a downstairs utility / WC and extra storage space outside.

ACCOMMODATION

An initial entrance lobby opens through into the hall, with understairs storage and a useful downstairs WC / Utility area with plumbing for your washing machine. Across the rear a good size kitchen / dining room has French doors opening onto the rear garden and is fitted with a range of modern white units incorporating an electric hob, electric oven and space for a dishwasher. A built-in alcove has been fitted with a louvre door to create a useful pantry cupboard. At the front of the property the sitting room enjoys a southerly aspect, with plenty of natural light.

On the first floor are three bedrooms, the two double rooms of a particularly good size and enjoying views across the village and countryside at the rear. The bathroom includes a modern white suite with electric shower over bath, concealed cistern WC and vanity wash hand basin, complemented by marble effect tiling.

OUTSIDE

There are gardens to the front, side and rear of the property. The front garden is enclosed by a mature hedge with shared pathway at the front leading to a pedestrian timber gate. The side garden has a path leading to the front door and continuing to the side door, giving secondary access to the entrance hall. Likewise, the side

garden provides access via a gate to the rear garden with a range of external stores to one side.

There is residents parking available in spaces within the cul de sac on a first come-first served basis.

SITUATION

Donyatt has a surprisingly vibrant and active community and facilities including local pub, recreation ground and village hall, bowls club offering food and other opportunities for socialising, and beautiful old parish church.

The village is also located alongside a superb cycle path, which extends from Ilminster to Chard along the site of the old railway line and passes beautiful countryside and the Chard Reservoir nature reserve. It is a popular facility for dog-walkers, joggers and cyclists alike to enjoy both the local countryside and a bit of history along the way. Donyatt lies approximately 3 miles from the pretty market town of Ilminster (even closer along the cycle path or on foot) with its supermarket, high street stores and superb range of independent shops including award winning butchers, deli, bakery and fabulous old fashioned hardware store. Donyatt is only a mile or so from the Southfields roundabout on the junction of the A358 / A303 providing easy access to the M5 and beyond.

The beautiful Jurassic coastline is only 16 miles away to the south so the seaside is readily accessible in just 30 minutes or so by car.

Mainline stations in the area include Crewkerne on the London Waterloo line, or a faster service on the Taunton – London Paddington line.

DIRECTIONS

What3words:///appealing.exclaim.bagpipes

SERVICES

Mains electricity, water and drainage. Heating via wall mounted electric heaters and electric hot water / immersion system. The property has a Solar hot water system with panel on the front roof feeding into the pressurised system, and supplemented by the electric immersion heater.

Ultrafast broadband is available in the area. Mobile signal indoors could be limited and you may prefer to use Wifi calling, although a voice signal is most likely from O2 network. A signal is likely outdoors from all four major networks. Information provided by Ofcom.org.uk

MATERIAL INFORMATION

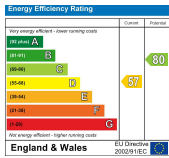
Somerset Council Tax Band B

The property was converted by the previous owner from two flats into one dwelling under planning permission 16/04876/COU. It may appear as 27 or 28 Donyatt Hill on some systems.

There have been various planning applications and development within the village but the vendors are not aware of any pending application that is likely to directly affect this property.

The measurements of all the external stores have not been verified and buyers are welcome to check these on a viewing if this is of particular importance.





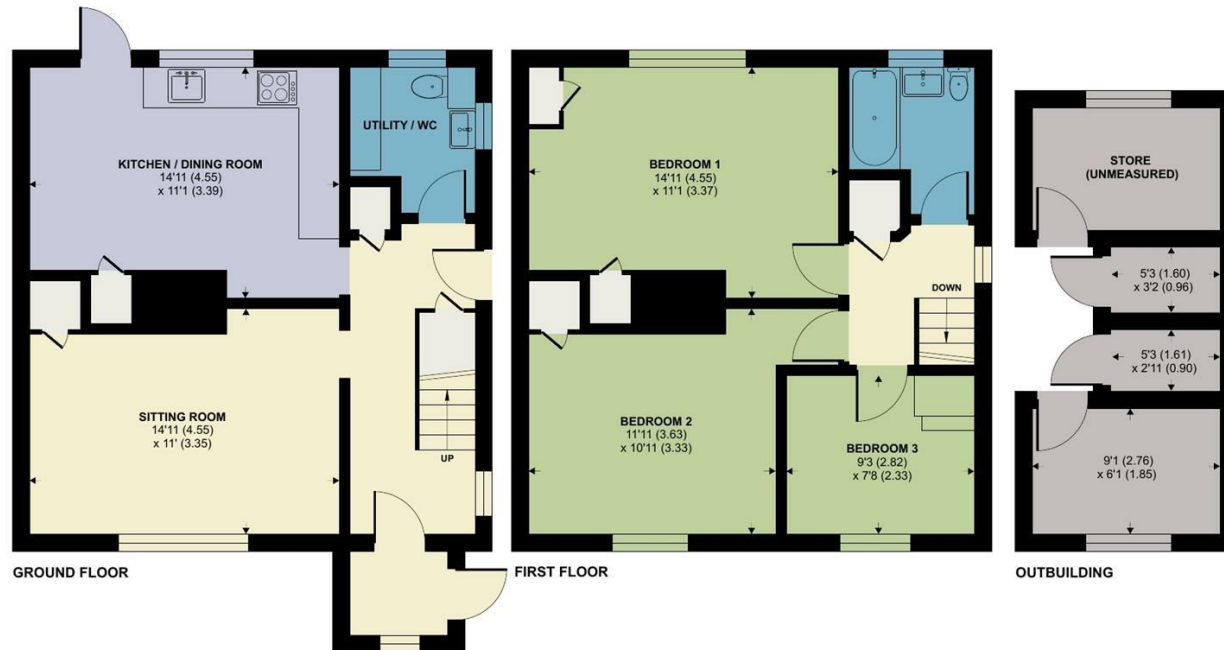
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Approximate Area = 987 sq ft / 91.6 sq m (excludes store)

Outbuildings = 88 sq ft / 8.1 sq m

Total = 1075 sq ft / 99.7 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 2024. Produced for Symonds & Sampson. REF: 1225140



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01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



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