



Connells

Herberton Villas
Zeals Warminster



Property Description

Set within the picturesque village of Zeals this well presented three bedroom mid-terraced house offers a light and airy living room, a fitted kitchen with a variety of wall and base units and a favourable dining room to entertain family and friends. On the first floor, the property benefits from a double bedroom, with beautiful countryside views across North Dorset, a family bathroom, a single bedroom with a further double bedroom with an ensuite bathroom on the second floor. The property offers a private enclosed rear garden, that comprises of a patio area, perfect for pots and alfresco dining with a lawned area, mature shrub borders and a decked area that leads into the outbuilding, which offers power and light, with gated access to the off road parking. The property benefits from surrounding countryside views and with plenty of character inside the property it is one not to be missed!

Entrance Hall

The main entrance into the property is lovely and bright and has a radiator. It allows you to enter the lounge area and the dining room.

Lounge

15' 8" Into bay window x 11' 1" (4.78m Into bay window x 3.38m)
The lounge area has a bay window to the front of the property. It has a radiator and a television point as well as an elegant fireplace with a mantelpiece.

Dining Room

13' 7" x 15' 10" (4.14m x 4.83m)
The dining room has a double glazed window to the rear of the property. The room also has a wood burner, cupboards for storage space and a radiator. There is a small office/cupboard under the stairs in the dining room which has power

Kitchen

9' 7" x 9' 5" (2.92m x 2.87m)
The kitchen has a double glazed window to the side of the property. The kitchen is part tiled, it has wall and base units with a dishwasher, freezer and electric cooker, as well as a wash hand basin. The kitchen offers loft access.



Bedroom 1

20' 4" x 14' 7" (6.20m x 4.45m)

The first double bedroom has a double glazed window to the rear of the property overlooking the countryside and garden with beautiful views. The room offers a feature fireplace.

Family Bathroom

The family bathroom is part tiled with countryside views via the window to the front of the property, It has a double walk-in shower with a stand alone view. The bathroom has a radiator and a WC with a wash hand basin.

Bedroom 2

15' 1" x 8' 11" (4.60m x 2.72m)

In the second bedroom there is a double glazed sash window to the front of the property overlooking the fields. The bedroom has a radiator and telephone point, with a feature fireplace.

Attic Bedroom

8' 9" x 11' 6" (2.67m x 3.51m)

The attic bedroom has stairs directly to the room and two double glazed Velux windows to the rear of the property. It has slightly restricted head height due to the windows overlooking the immaculate countryside views.

Ensuite

The ensuite bathroom is part tiled. It has a double shower, an extractor fan, a WC and a wash hand basin.

Rear Garden

The rear garden has a patio which moves into the lawn, it has paved steps to a pebbled area. The garden has shrub borders and a work shed. The outbuilding does not currently have electricity and lighting, but there are provisions for it to be connected to the mains





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

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Tenure: Freehold



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