



Dommett Acre



Dommett Acre

Buckland St. Mary, Chard, TA20 3JH

Taunton Town Centre 9 miles

A well presented semi-detached house situated in an elevated position with stunning far reaching views. extensive garaging with gardens and grounds extending to over three quarters of an acre.

- Superb views
- Open plan sitting/dining/family room
- Two bedrooms and shower room
- Ample parking
- Council Tax band B
- Brick built attached house
- Fitted kitchen
- Extensive garaging and car port
- Gardens/grounds of just under an acre
- Freehold

Guide Price £395,000

SITUATION

It is the setting that is so special enjoying far reaching views over the Mendip Hills which are visible on the sky line. Dommett Acre occupies an elevated position in the heart of the Blackdown Hills, an Area of Outstanding Natural Beauty surrounded by countryside and is within a mile of the small village of Buckland St Mary which has a thriving primary school, church and community hall. The County Town of Taunton is eight miles away providing excellent retail, commercial and educational opportunities together with easy access to the M5 motorway and mainline railway station. Crewkerne is twelve miles away and the regional airports of Bristol and Exeter are within easy reach

DESCRIPTION

Dommett Acre is a rare find comprising a semi-detached brick built house with extensive garaging, parking and land extending to over three quarters of an acre situated in a beautiful location offering stunning far reaching views. The house has been extended and refurbished by the current owners in 2024 - wood burner installed, kitchen, shower room, cloakroom, flooring and all appliances - and includes well proportioned accommodation arranged over two floors.



ACCOMMODATION

On the ground floor there is a living/dining/family room offering superb views over surrounding countryside. The kitchen is fitted with a range of matching Shaker style wall and base units with quartz work tops, induction hob with extractor hood over, built in double oven with integrated microwave, integrated glazed display cabinets, window and door to outside. A door leads to the stairs to the first floor and a door to downstairs wc.

On the first floor there are two generous bedrooms, the master bedroom enjoying wonderful views, and a recently fitted shower room with enclosed shower cubicle, wc and washbasin.

The property benefits from UPVC double glazed windows.

OUTSIDE

There is a driveway which leads to a substantial parking and turning area with access to well proportioned lean to car port with extended storage offering space for a number of vehicles.

The side garden is laid to lawn with paved patio steps from the side pathway leading to a raised decking area to the front. To the rear there is a brick built outhouse which incorporates a laundry room and store. The grounds extend behind the house and include a number of mature specimen trees and pasture.

SERVICES

Mains electricity, and water. Private drainage. LPG gas heating. Standard broadband available (Ofcom), Mobile signal likely available indoors with O2 and outdoors with other providers(Ofcom). Please note the agents have not inspected or tested the services.

AGENT'S NOTE

There is a shared vehicular access to an adjoining field and the neighbouring property enjoys pedestrian access along a pathway to the side and rear of the house to access their property.

DIRECTIONS

From Taunton heading out of town on South Road extending into Shoreditch Road go over the motorway bridge and turn left, proceed through the village of Staple Fitzpaine and up to the top of the hill. At the T junction turn left at Castle Plain, take the third turning on the left signposted to Dommett. Follow this lane down the hill and Dommett Acre can be identified as being the first property on the left hand side identified by a Stags For Sale board



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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