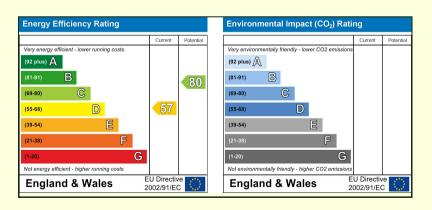




A spacious three bedroom semi detached home located in the sought after village of Donyatt enjoying views over fields to the rear.

Accommodation briefly comprises entrance porch, spacious lounge, kitchen /diner and utility/WC to ground floor. There are two generous double bedrooms and a further single /study and family bathroom to the first floor. The property benefits from excellent communications with close access to the A358 and A303.

Outside the property is approached by a path leading to the front garden. To the side there is a further paved area leading to two brick built storage shed. To the rear the garden is mainly laid to lawn, backing onto farm fields.





• SPACIOUS VILLAGE HOUSE

• OPEN FIELDS BEHIND

LOUNGE

KITCHEN/DINER

UTILITY

• 3 BEDROOMS

• BATHROOM

• FRONT AND REAR GARDENS

ENTRANCE PORCH

Leading to entrance hallway

LOUNGE

13'5" x 10'11" (4.09 x 3.33)

Window to front, electric panel radiator.

KITCHEN/DINER

14'11" x 11'1" (4.55 x 3.38)

Fitted with a range of white base and wall units, single bowl sink, integrated oven and hob.

UTILITY

6'11" x 6'0" (2.13 x 1.83)

Space and plumbing for washing machine, fitted WC.

BEDROOM 1

14'11" x10'11" (4.55 x3.33)

Window to front, electric panel radiator.

BEDROOM 2

<u>14'11" x 10'11" (4.55 x 3.33)</u>

Window to rear with far reaching views over fields, built in cupboard, electric panel radiator.

BEDROOM 3/STUDY

9'3" x 7'8" (2.82 x 2.34)

Single bedroom, window to front, built in cupboard over stairs.

BATHROOM

6'11" x 5'11" max (2.13 x 1.82 max)

Fully fitted bathroom, comprising vanity unit with fitted basin, close coupled WC, bath with shower over.

GRADENS

Outside the property is approached by a path leading to the front

garden. To the side there is a further paved area leading to two brick built storage shed. To the rear the garden is mainly laid to lawn, backing onto farm fields.

SERVICES

Mains water & drainage, electricity. Heating throughout is provided by electric panel radiators. Water heating is assisted by solar panels.

LOCAL AUTHORITY

Somerset Council - Band B









Directions -

From Chard follow the A358 and pass through the village of Donyatt, on the outskirts take the left turn signed Donyatt Hill and next right into the cul de sac where the property will be seen located by a Derbyshire's for sale board.







7, High Street, Chard, Somerset, TA20 1QF www.derbyshires.net 01460 63600