



DERBYSHIRE'S
— *Village and Country* —

28 Donyatt Hill, Ilminster,
TA19 0RZ

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" x 10'11" (4.55 x 3.33)

Window to front, electric panel radiator.

BEDROOM 2

14'11" x 10'11" (4.55 x 3.33)

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

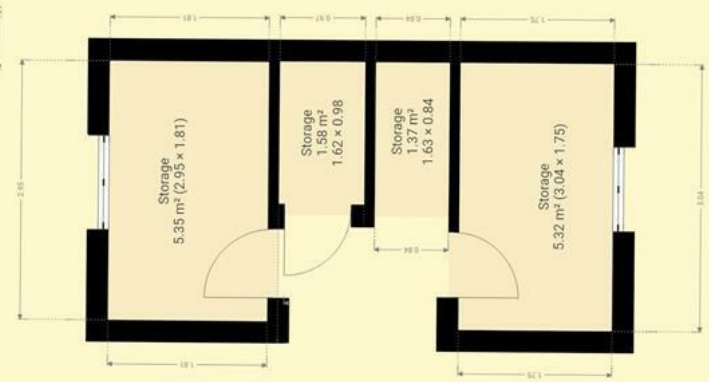
garden. To the side there is a further paved area leading to two brick built storage shed. To the rear the garden is mainly laid to lawn, backing onto farm fields.

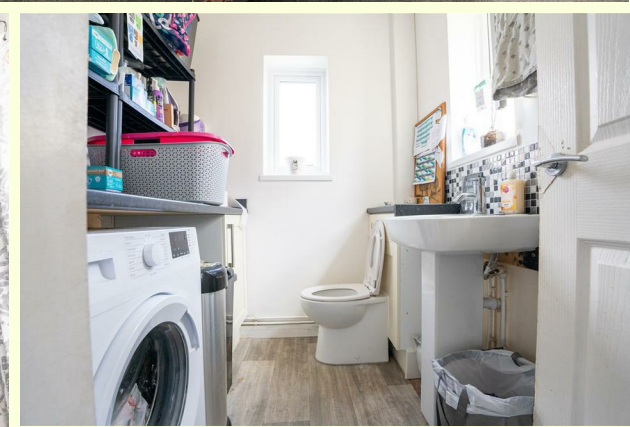
SERVICES

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.





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