



**Tenure:** Freehold

**Council Tax:** Band C

**Energy Performance Rating:** n/a Listed

**Services**

Mains Electric, Water & Drainage.

**Viewing**

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale



**Guide Price: £230,000**

**Donyatt, Nr Ilminster, Somerset TA19 0RH**

Independent Sales, Lettings and Property Management Agents

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**Tarr Residential**

**Keepers Cottage,  
Donyatt, Nr Ilminster,  
Somerset  
TA20 0RH**

**Guide Price: £230,000**



- NO ONWARD CHAIN
- Thatched Grade II Listed Cottage
- Village Centre Location
- Now in Need of Modernisation
- Large Mature Rear Garden
- 3 Double Bedrooms
- 17ft Sitting Room & Separate Dining Room
- Kitchen/Breakfast Room & First Floor Bathroom
- Electric Heating
- Garage Situated Close-by



**A most charming 3 double bedroom thatched Grade II listed cottage enjoying a village centre location, good size west facing mature rear garden and the added benefit of a garage situated close-by. Now in need of modernisation the generous size property comprises: entrance porch, 17ft dual aspect sitting room with fireplace, separate dining room, kitchen/breakfast room, rear hall, rear porch, cloakroom, spacious first floor landing and a first floor bathroom. Further benefits from electric heating.**

**Approach**

The main entrance door is approached from the public footpath and opens to:

**Entrance Porch:** 5' 1" x 3' 8" (1.54m x 1.11m)

With a wall light point and a door to:

**Sitting Room:** 17' 0" x 11' 11" (5.19m x 3.63m)

A dual aspect room with windows to the front and rear. Feature brick fireplace with a tiled hearth and two double panel radiators.

**Dining Room:** 15' 0" x 12' 9" (4.57m x 3.88m)

Window to the front aspect, feature brick open fireplace with a tiled hearth, Exposed timber beams, alcove with display shelving, wall light points and a single panel radiator. door to:

**Rear Hall**

With stairs rising to the first floor and exposed timber beams. Door to the rear porch and:

**Kitchen/Breakfast Room:** 16' 9" x 10' 6" (5.11m x 3.20m)

Fitted with a range of white fronted wall and base units, rolled edge worktops over with an inset stainless steel bowl and double drainer. Windows to the front side and rear. Tiled flooring and double panel radiator. Built in cupboard housing the electric fusebox.

**Rear Porch:** 10' 7" x 5' 11" (3.23m x 1.80m)

With a window to the rear aspect and a part glazed door opening to outside. Further door to:

**Cloakroom:** 5' 10" x 3' 3" (1.78m x 1.00m)

Fitted with a tow piece suite comprising; low level WC and a corner wash hand basin with taps over. Window to the rear aspect.

**First Floor Landing**

A good size landing with two windows to the rear aspect, double panel radiator and access to the roof void. Doors to all first floor rooms.

**Bedroom 1:** 15' 9" x 10' 7" (4.80m x 3.23m) (max)

Window to the side aspect, double panel radiator and a built in double wardrobe.

**Bedroom 2:** 15' 9" x 11' 1" (4.79m x 3.39m) (max)

Window the front aspect, built in triple wardrobe, double panel radiator TV aerial point and a telephone point.

**Bedroom 3:** 11' 7" x 10' 4" (3.53m x 3.15m)

Window to the front aspect, double panel radiator and a built in triple wardrobe. Further cupboard housing the hot water cylinder and electric boiler fuelling the heating system.

**Bathroom:** 9' 1" x 6' 3" (2.77m x 1.90m)

Fitted with a three piece suite comprising; panel bath with taps over. Pedestal wash hand basin with taps over and a low level WC. Window to the rear aspect, part tiled walls, shaver point and a single panel radiator.

**Garage**

A single garage within a block of only two situated close-by. Pitched and tiled roof with an up and over door to the front aspect.

**Outside**

The main entrance door is approached from the public footpath at the front aspect. A pedestrian gate to the side gives access to the side garden planted with a good variety of established shrubs and:

The mature rear garden is of a good size and enjoys a high degree of privacy. A hardstanding area is accessed from the rear porch door and leads to steps rising to a patio and timber storage shed. A useful store is attached to the rear of the property.