



East View, Longburton, Sherborne,

A three bedroom detached bungalow with great scope for improvement in a sought after village location.

Offers Over **£400,000**

Freehold

Symonds
& Sampson

ESTABLISHED 1858

East View

East View, Longburton, Sherborne, DT9 5NZ

Detached bungalow

Development potential subject to planning

Three double bedrooms

Sought after village location

Scope for improvements

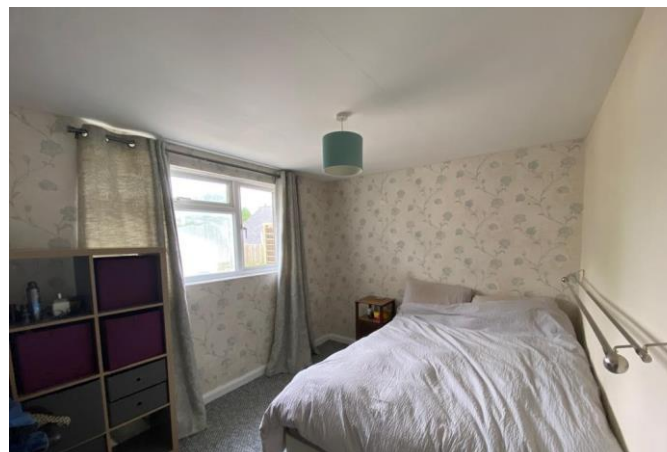
Situated on a generously sized plot

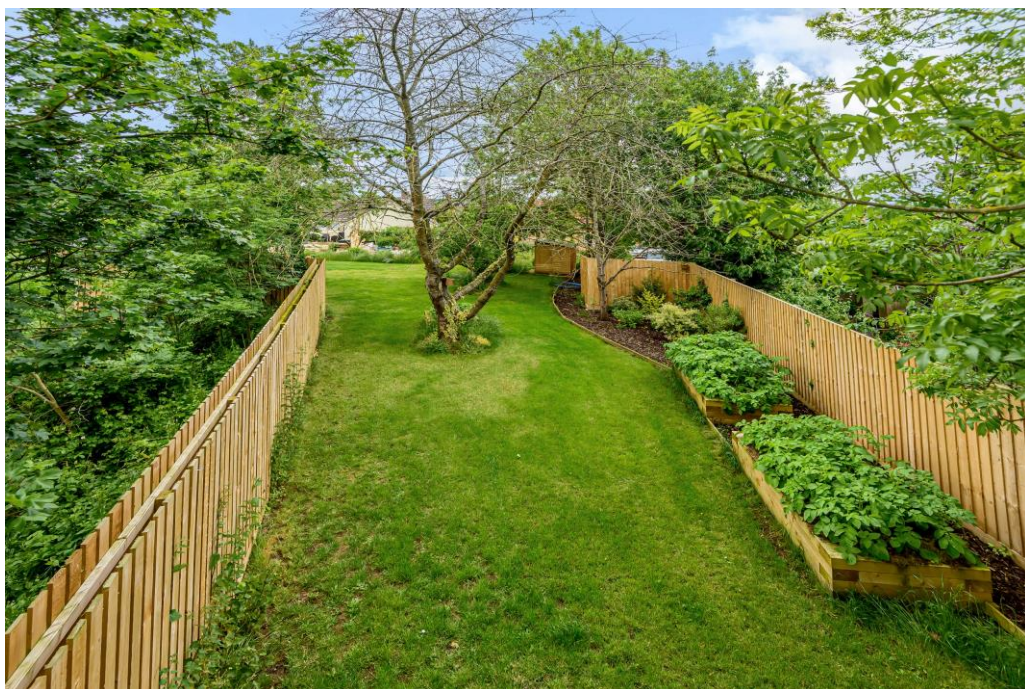
Part non traditional construction

Accommodation

Please see floor plan.

Viewing strictly by appointment through
Symonds & Sampson Sherborne office on 01935 814488





The Property

The gravelled driveway brings you round to the rear of the property where there is a door opening into a porch area with a double glazed window looking to the side and space and plumbing for an appliance such as a washing machine.

A door from the porch leads to the kitchen / dining room which is fitted with wall, base and drawer units, a 1 ½ bowl ceramic sink with a mixer tap and drainer and a breakfast bar with space for stools under. A double glazed window looks to the side.

In the dining area there is ample space for a dining table and chairs and uPVC patio doors providing access to the garden.

A door from the kitchen then brings you to the hallway providing access to all the other rooms. There is an airing cupboard housing the hot water cylinder and a linen cupboard with fitted shelves.

The bathroom is fitted with an electric shower unit, WC, hand wash basin, extractor fan and a bath.

All the bedrooms have double glazed uPVC windows and radiators. Bedroom three also has a loft hatch.

The sitting room has a double glazed uPVC window looking to the front and a stone fireplace fitted with an electric fire and a radiator.

Our vendor has a planning application in for demolishing the current property and building two further properties at the site.

Outside

A gravelled drive brings you up to the property where there is ample space for parking multiple cars.

The rear garden is mostly laid to lawn with a variety of mature trees including multiple fruit trees. The garden is bordered by flower beds containing wood chippings, shrubs

and bushes. There are also raised beds throughout the garden.

There is also outside space to the front of the property which has been dug out by the current owner.

Situation

Longburton has an active community with a public house, village hall and parish church with plenty of clubs and activities.

There is excellent walking through the area and very good schools in Sherborne, with Leweston School within walking distance. Longburton is a couple of minutes' drive from Sherborne, where you will also find a wide range of shops and business facilities.

There is also a bus service from Longburton to Dorchester and to Sherborne where there is a mainline rail service to London Waterloo (about two and a quarter hours).

Directions

From Sherborne take the A352 towards Dorchester, continue

into Longburton and shortly after Dene Close the property can be found on the right hand side identified by our for sale board.

Services
To be advised

Council Tax Band: D
EPC: E

Agents Note:

The construction of the property is part traditional and part non-traditional.
Current owner has applied for the demolition of the current property and erection of a replacement property and one further property.

Planning Number: P/Full/2021/05479

AWW/07/06/2022

Ground Floor
Approx. 99.5 sq. metres (1071.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 99.5 sq. metres (1071.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

East View



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