



10, Abbeymead Court, Sherborne

A well presented, four bedroom property with flexible accommodation across three floors, situated in a quiet over 55's development close to the town centre.

Guide Price

£550,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

10, Abbeymead Court, Sherborne, DT9 3AU

- Well presented four bedroom property
- Flexible accommodation across three floors
 - En-suite to the master bedroom
 - Downstairs wetroom
- Over 55's development close to the town centre
 - No onward chain
- Service Charge - £3538.20 per annum
- Ground Rent - £316.95 per annum

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





A well-presented four bedroom house built in a traditional stone style as part of an over 55's development within a short walk of the town centre, in a tucked away spot. The property has an enclosed courtyard garden, and flexible accommodation across three floors.

Accommodation

The front door of the property brings you into the welcoming entrance hall with an understairs cupboard and radiator. There is access to all the principal rooms downstairs including the wet room which comprises a walk in shower, WC, wash hand basin with vanity under and heated towel rail. An obscured window looks to the front.

The sitting room is a wonderfully bright space with window looking to the front and double wood and glazed doors leading into the dining room. There is a stone fireplace fitted with an electric fire as well as a radiator.

Stepping through the double doors you come into the dining room with plentiful space for furniture creating a great place for hosting. An archway leads into the sun room with triple aspect windows flooding both rooms with further natural light. There is a door in the sun room taking you out to the rear garden.

The kitchen is located to the rear of the property and has a window looking out over the rear garden. It is fitted with a range of wall, base and drawer units, a 1 1/2 bowl stainless steel sink with a mixer tap and drainer, four ring electric hob (also plumbed for gas), eye level electric double oven and microwave. There are integral

appliances including a fridge/freezer and washing machine.

Stairs from the hallway rise to the first floor landing which has an airing cupboard housing the hot water cylinder.

Bedroom one is of a generous size with two built in wardrobes fitted with double doors, a window looking to the front, a radiator and an en-suite shower room comprising a WC, heated towel rail, corner shower cubicle and wash hand basin with vanity under.

Both bedrooms two and three have windows and radiators with bedroom two also benefitting from having a built in wardrobe.

A family bathroom is located off the first floor landing and comprises a heated towel rail, WC, wash hand basin with vanity unit and a bath with bath shower mixer attachment. An obscured window looks to the front.

Stairs from the first floor landing bring you up to the second floor landing with a Velux window facing the rear and a door leading to a useful storage space with further Velux window to the front.

Bedroom four has double aspect windows to the front and rear and a radiator. This room could make for a perfect home office or studio space.

Outside

A wrought iron gate opens onto a paved path leading up to the front door of the property. A small area of garden is fitted with a variety of pretty shrubs and bushes enclosed by wrought iron railings.

To the rear of the property is an enclosed courtyard garden with ample space for outside furniture so alfresco dining can be enjoyed in the warmer months. There is a range of flower beds containing a variety of mature shrubs, bushes and flowers and an area of lawn. A gate provides access to the communal gardens.

There is a car port providing off road parking.

Situation

Abbeymead Court is a tucked away development just off Horsecastles, an area well known for its easy access to Sherborne's town centre and all its facilities. Within a short walk you will find an excellent range of boutique shops, cafes and restaurants. The town has two supermarkets, fabulous sporting facilities and the railway station which has direct trains to London Waterloo and Exeter. For more extensive shopping there is the busier town of Yeovil just 6 miles away. Sherborne is surrounded by beautiful countryside which offers a host of leisure pursuits, and to the south is the fabulous Jurassic Coastline and the popular towns of Dorchester and Poundbury.

Services

Mains gas, electricity, water and drainage
Gas central heating

Dorset County Council – www.dorsetcouncil.gov.uk
 Council tax band F
 Service Charge - £3538.20 per annum
 Ground Rent - £316.95 per annum

Directions
 (On foot) From our office opposite the Abbey on Half Moon Street, head in a south-westerly direction, take a slight right onto Trendle Street, then continue over the cross junction onto Horsecastles. Take a left onto The Old School Place then continue straight to Abbeymead Court.

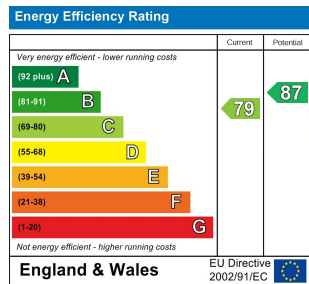


Abbeymead Court, Sherborne

Approximate Area = 1545 sq ft / 143.5 sq m
 Limited Use Area(s) = 22 sq ft / 2 sq m
 Total = 1567 sq ft / 145.5 sq m
 For identification only - Not to scale

Denotes restricted head height

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 989002



AWW/05/06/2023

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