



13, North Crescent, Milborne Port, Sherborne, Somerset

A well appointed three bedroom semi-detached bungalow backing onto open fields, situated in a quiet cul-de-sac on the outskirts of Milborne Port.

Offers In Excess

£300,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

13, North Crescent, Milborne Port, Sherborne, Somerset, DT9 5HW

- Semi-detached bungalow
- Three double bedrooms
- Fantastic views to the rear
 - Cul-de-sac location
- Walking distance to amenities
- Garage and driveway parking

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





13 North Crescent is a three bedroom semi-detached bungalow with good sized rooms requiring some general updating. The property offers fantastic views to the rear with easy maintenance front and rear gardens, driveway parking and a garage. Situated in a quiet cul-de-sac within the ever popular village of Milborne Port offering a wide range of amenities all in close walking distance.

Accommodation

The front door opens into a hall, which has a cloakroom, radiator and loft hatch. The cloakroom has an obscured window to the front, wash basin, WC and radiator. From the hall are doors to the bedrooms, bathroom and sitting room and an airing cupboard housing the hot water cylinder.

The sitting room has a window to the front, TV and telephone points, a radiator and a door leading into the kitchen/dining room.

With windows to the rear overlooking open fields, the kitchen/dining room is a light space with a back door leading out to the garden. The kitchen is fitted with wall,

base and drawer units and a breakfast bar, there are integral appliances including washing machine, dishwasher, fridge/freezer, electric eye level oven, a gas hob with extractor hood over and a 1.5 bowl stainless steel sink with mixer tap and drainer. Within the kitchen is a utility cupboard housing the gas central heating boiler.

All three bedrooms are doubles, the master enjoys the lovely views with a window to the rear, and has a fitted mirrored wardrobe, radiator and TV point. Bedroom two has a window to the side, radiator and a feature alcove with a shelf. The third bedroom would also make a great study, has a window to the front and TV and telephone points.

The bathroom is of a good size with two obscured windows to the side and a four piece white suite comprising bath, shower cubicle, wash basin and WC, there is also a mirrored cabinet with light and shaver socket, radiator and extractor fan.

Outside

To the front of the bungalow is a lawned garden with a

paved path that leads all the way to the rear. There is driveway parking in front of the garage.

The rear garden enjoys the peaceful benefit of backing onto open fields and is mostly lawned with shrub filled borders and a patio. There is a timber lean-to greenhouse and an outside tap.

The garage has an up and over door to the front and a personal door to the side. There is light and power connected.

Situation

Milborne Port is situated 3 miles to the east of the historic Abbey town of Sherborne. There is an active village community, with a highly regarded primary school, a busy village hall which hosts a wide range of activities, paper shop, small supermarket, pharmacy, health centre, butchers, award winning fish and chip shop, two pubs, the new upmarket Clockspire restaurant and a charming 13th century Church. Surrounded by countryside, it offers the convenience of local amenities alongside the peace and quiet of the country.

Services

Mains electric, gas, water and drainage connected.

Gas central heating.

Dorset Council tax band: C



North Crescent, Milborne Port, Sherborne

Approximate Area = 881 sq ft / 81.8 sq m

Garage = 176 sq ft / 16.3 sq m

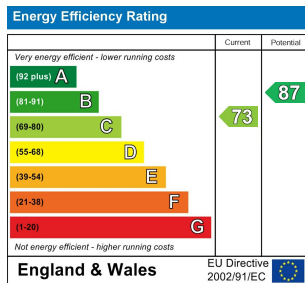
Total = 1057 sq ft / 98.1 sq m

For identification only - Not to scale



Directions

Leaving Sherborne on the A30 travel east. On reaching Milborne Port take a left just after the Tippling Philosopher onto North Street which then becomes Station Road. Continue on this road for just under ½ a mile and then turn right onto Henning Way. Take the next left into North Crescent and the property will be found on your left.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlscom 2023. Produced for Symonds & Sampson. REF: 1004207



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**Symonds
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ESTABLISHED 1858

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