



38 Clovermead, Yetminster, Sherborne

A beautifully renovated two bedroom bungalow in the heart of the sort after village of Yetminster.

Guide Price
£250,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

38 Clovermead, Yetminster, Sherborne, DT9 6LR

- Recently renovated
- Short walking distance to local amenities
 - Off road parking
- Low maintenance garden
- Open plan living space

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





This delightful bungalow seamlessly combines modern convenience with the tranquillity of suburban living and also benefits from being walking distance to local amenities.

Accommodation

This recently renovated property offers a perfect blend of modern living and classic style. As you step through the front door, you'll find yourself in a light and airy hall with a convenient cloakroom for guests.

Continuing down the hallway, you'll be led into the heart of the home boasting an open-plan kitchen and living room. The modern kitchen features sleek base and drawer units that provide ample storage space. Equipped with an eye-level electric oven and an electric hob complete with an extractor hood. There is also plenty room for your white goods.

The centrepiece of the kitchen is a stunning timber-surfaced island table, perfect for dining, meal preparation, or entertaining friends and family. The herringbone flooring adds a touch of elegance to the space. The large window

that looks out to the rear of the property floods the kitchen with natural light.

The living space is thoughtfully designed, with another window overlooking the landscaped rear garden.

Adjacent to this space, you'll find a south-facing conservatory, perfect for enjoying the outdoors in the comfort of your home.

Back in the hallway, the two bedrooms are conveniently located on either end. Bedroom one, on the right-hand side, features a large window looking to the front of the property and a radiator. Bedroom two, located at the opposite end of the hallway, also boasts a front-facing window and a radiator, ensuring both rooms are bright and comfortable.

The bathroom is a serene space with stylish grey tiling, a wooden-topped vanity, a WC, and a bathtub with a rainfall Mira shower. A small obscured window provides natural light and privacy.

For additional storage, access to the partly boarded loft is

found in the hallway. This loft space comes equipped with a ladder and lighting, making it a versatile and accessible area.

Outside

The conservatory leads to the private rear garden, which is paved and gravelled for low maintenance. It's a lovely spot for outdoor dining and relaxation. The front of the property is laid to lawn and benefits from off road parking.

The property also features an outbuilding with electric, providing additional storage or workshop space.

Location

The property is situated on a popular residential road, within a short walk of the local village amenities. These include a pub, village store, veterinary practise, train station and GP surgery.

The well-known Abbey town of Sherborne is approximately 6 miles away, and has extensive shopping, excellent sports facilities, well-renowned schools and direct trains to London Waterloo. The larger commercial town of Yeovil is also only about 6 miles away which has a large range of shopping, business and cultural facilities.

Services

Mains electricity, water and drainage
Oil central heating
Dorset council -
<https://www.dorsetcouncil.gov.uk/>
Council Tax Band - B
What3words - ///paintings.dignify.user



Directions

Travelling from Sherborne on the A352 turn right signposted Yetminster and Thornford. Continue through the village of Thornford onto Longford Road then turn left at the signpost for Yetminster. Follow this road for approx. 1 mile and then right onto Coles Lane. Take your first left onto Clovermead, the property will be found after approx. 100 yards on your left.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Clovermead, Yetminster, Sherborne, DT9

Approximate Area = 696 sq ft / 64.6 sq m

Outbuilding = 63 sq ft / 5.8 sq m

Total = 759 sq ft / 70.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1030276



Sheres/JM/2023

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