



8 Abbeymead Court, Sherborne

A conveniently located ground-level property featuring two bedrooms, ideally positioned for easy access to the historic Abbey town of Sherborne.

Guide Price
£395,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

8 Abbeymead Court, Sherborne, DT9 3AU

- Ground floor apartment
 - Two bedrooms
 - Over 55's development
- Close proximity to amenities
 - No onward chain
- Service Charge - £990.56 per annum
- Ground Rent - £250.00 per annum

Viewing strictly by appointment
Symonds & Sampson
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A charming two bedroom ground level residence, nestled within an exclusive over 55's development with close proximity to the town centre. This well presented property occupies an secluded position and boasts a enclosed courtyard as well as off road parking.

Accommodation

Upon entering the premises through the communal corridor, you step into a generously proportioned hallway granting access to all primary areas. Conveniently, there is a sizable cupboard along with an airing cupboard.

Continuing through the hallway you're greeted by the inviting open-plan layout encompassing the living room, kitchen and dining area.

The living room offers dual aspect windows, a feature gas fireplace and radiators. Adjacent to the kitchen lies the dining room/summer room, featuring French doors which open onto a private patio space.

The kitchen is equipped with a range of wall, base and drawer units, as well as a integrated fridge freezer and washing machine. Additionally there is a double oven, built-in microwave and a 1.5 sink. The boiler is also located in the kitchen.

The master bedroom offers dual aspect windows, radiators and a

built-in wardrobe.

Bedroom two offers a side-facing window, radiator and a built-in wardrobe.

The bathroom features a WC, wash hand basin, bath, shower, extractor fan, and a heated towel rail.

Outside

To the rear of the property is an enclosed courtyard garden. There are a range of flower beds containing a variety of mature shrubs, bushes and flowers and an area laid with Astroturf. A gate provides access to the communal gardens.

The meticulously maintained communal garden offers a large range of flower beds also containing mature trees, shrubs and flowers. Centrally lies a water feature with multiple seating areas.

There is also an allocated carport located within the development.

Situation

Abbeymead Court is a tucked away development just off Horsecastles. The property offers close proximity to the historic Abbey town of Sherborne where you will find an excellent range of boutique shops, cafes, and two supermarkets. For more extensive shopping there is the

busier town of Yeovil just 6 miles away. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible. 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 - C
 Service Charge - £990.56 per annum
 Ground Rent - £250.00 per annum
 Length of lease - 125 years (109 years remaining)

Superfast broadband is available in the area
 Mobile phone coverage is available inside and outside
 Source Ofcom - ofcom.org.uk

Direction

(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,

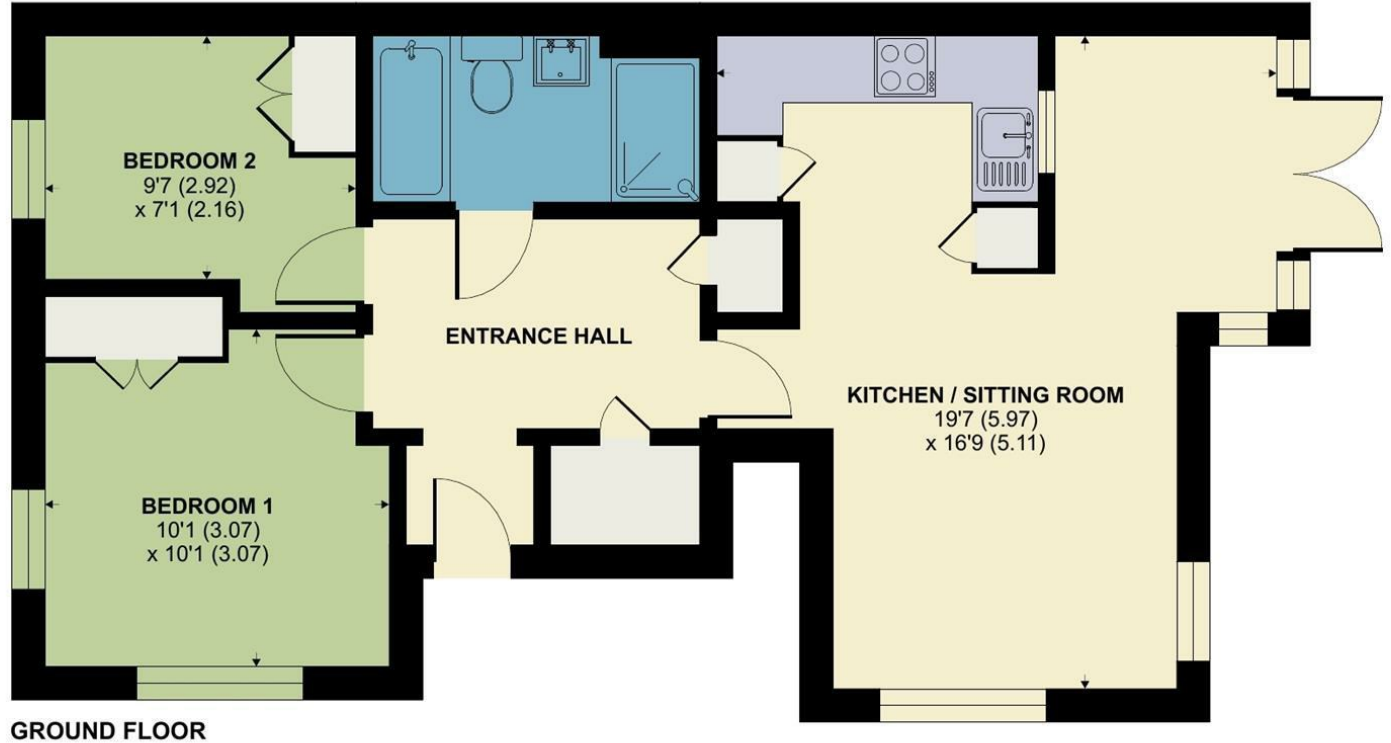
then continue over the cross junction onto Horsecastles. Take a left onto The Old School Place then continue straight to Abbeymead Court.
 What3words - ///sprayed.towels.arrival



Abbeymead Court, Sherborne

Approximate Area = 615 sq ft / 57.1 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1103475



Sheres/AW/0424



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