

37 Castle Road Sherborne

This well proportioned two bedroom bungalow is located on a quiet close providing easy access to Sherborne Town Centre, benefiting from off-street parking and countryside views to the rear.

Guide Price
£325,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**37 Castle Road,
Sherborne,
DT9 3RW**

- Two bedroom detached bungalow
 - Located on a quiet close
 - Well presented through out
 - Off street parking
- Views to the rear of the surrounding countryside
- Located within close proximity to amenities

Viewing strictly by appointment
Symonds & Sampson
01935 814488





This well-presented bungalow is situated in a highly sought after residential neighbourhood on the outskirts of the historic Abbey Town of Sherborne. The property offers two well proportioned bedrooms with off-street parking.

Accommodation

Upon entering the property, you're greeted into the hallway which provides a built-in storage cupboard.

Following through the kitchen caters to all culinary needs with ample storage, space for a fridge and freezer, an eye-level oven, an electric hob with an extractor fan, and a 1.5 sink.

Moving from the kitchen, the hallway provides access to all principal rooms as well as a partly boarded loft.

The living room offers an electric fire and radiator. A sliding door seamlessly connects to the conservatory, where double-glazed windows frame panoramic views of the neighboring countryside. French doors open to the garden.

Bedroom one features a front-facing window, radiator, built-in cupboard, and fitted wardrobe for ample storage.

Bedroom two, currently utilized as a dining room, offers a rear-facing window and electric radiator.

The bathroom offers a WC, wash hand basin, shower, radiator, and a side facing window. There is also ample storage with built-in cupboards.

Outside

Enclosed by fencing and hedging, the low-maintenance garden offers a patioed area, alongside a gravel section for easy upkeep. There are also flower beds as well as a shed.

Alongside the property, a side access door leads to the garage, which has been partitioned to create two distinct spaces. The first area serves as a practical utility space with ample storage, ideal for housing laundry appliances and other essentials. Meanwhile, the second room has been utilised as a study with a window looking over the garden of the property.

The garage is fully equipped with electric, lighting, and water.

Situation

Nestled on the outskirts of historic Abbey Town of Sherborne, Castle Road is part of a sought-after residential neighbourhood.

Sherborne's main shopping street offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. 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.

Services

Mains electric, drainage and water
 Electric central heating
 Dorset Council - www.dorsetcouncil.gov.uk
 Council Tax Band – C
 EPC - E

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

Agents Note

We have been informed by the current vendors that asbestos is present in the garage roof.

Responsibility of the driveway is shared with the neighbouring property, this means sharing costs for any maintenance needed.

Directions

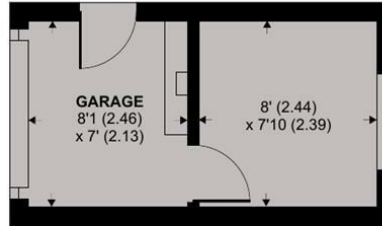
Follow the A30 (Coldharbour) East towards Milborne Port, when you reach the roundabout take the third exit onto Castle Road. Follow this road for approximately 300 yards, the property is located on the left hand side of the road and can be identified by Symonds and Sampson board. What3words - ///stands.unsigned.beanbag



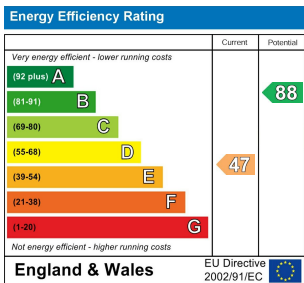
Castle Road, Sherborne

Approximate Area = 699 sq ft / 64.9 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 824 sq ft / 76.5 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). © nlicom 2024. Produced for Symonds & Sampson. REF: 1110537



Sherb/JM/0424



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