



38A, Hound Street, Sherborne

A well-apportioned two bedroom ground floor flat situated on a quiet road close to the centre of Sherborne, also benefitting two allocated parking spaces.

Guide Price
£335,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

38A, Hound Street Sherborne DT9 3AA

- Light and airy ground floor apartment
 - Two double bedrooms
 - Two allocated parking spaces
 - Close to Sherborne town centre
 - Character features throughout
 - No forward chain
- Leasehold – 999 years from 25 March 1995
 - Annual service charge of £3,538.00
 - Ground rent TBC

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





A ground floor apartment boasting huge amounts of space and light, with high ceilings and character features such as picture railings and sash windows. The property is very well maintained with a cleaning service for the communal entrance and a gardener for the pretty gardens to the front. The apartment also benefits from two allocated parking spaces off the road. Offered with no forward chain.

Accommodation

A secure coded entry door opens into a spacious communal entrance which has a lift and stairs rising to the other floors. The door for this apartment is in front of you as you enter.

The private hallway has doors into all rooms, telephone entry system, radiator, telephone points and an airing cupboard with a radiator. A door leads into the kitchen, which is a light room with sash windows to the rear. The kitchen is fitted with wall, base and drawer units, a sink with mixer tap, drainer and drinking water tap, space for appliances, integral electric hob and eye level double

oven/grill, there is a wall mounted gas combi boiler and a water softener under the sink. There is a good sized utility/pantry cupboard with further storage above, extractor fan and radiator.

The sitting room is accessed from the hall via double doors with glazed panels and is double aspect with sash windows overlooking the communal garden area, there is a fireplace with an inset gas fire, TV and telephone points, radiator, picture railings and wall lights.

There is a double bedroom opposite the kitchen, accessed via double doors with glazed panels, this could also be a lovely study or dining room, there is a sash window to the front, TV and telephone points, radiator, a built in wardrobe, picture railings and wall lights.

The master bedroom has a sash window, two built in wardrobes, an en-suite comprising WC and wash basin, radiator, TV point and picture railings.

There is a bathroom with an obscured sash window, comprising WC, wash basin, bath and shower cubicle with electric shower. There is also a radiator, electric heated towel rail and extractor fan.

Outside

To the front of the property is a lovely well-maintained garden area with a variety of shrubs and some benches. To the front and side of the property is the parking area, of which there are two allocated parking spaces for 38a.

Situation

The property is ideally located for easy access to all of Sherborne's shops and facilities, including a good range of boutique shops, supermarkets, sports facilities and railway station which is on the direct line to London Waterloo.

Sherborne is well known for its excellent schools, both independent and state. Yeovil, which is 6 miles away, has a good choice of larger stores, supermarkets and industrial estates. There is good access to the A303 for road links to Exeter and London.

Services

Mains electric, gas, water and drainage.

Gas central heating.

Leasehold – 999 years from 25 March 1995

Annual service charge of £5166.00 for 2024/25

Ground Rent TBC

Dorset Council tax band: D

Ultrafast broadband is available, and outdoor

mobile service is likely from the main

providers, but less likely indoors. (Source:

Ofcom <https://checker.ofcom.org.uk/>)



Hound Street, Sherborne

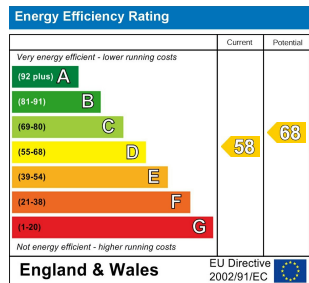
Approximate Area = 1070 sq ft / 99.4 sq m

For identification only - Not to scale



Directions

From Waitrose in Sherborne head east on Newland, take the first right onto Hound Street and the property will be found on the left hand side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1013647



She/JM/20/7/23

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