



## 15 Westbridge Park, Sherborne

A delightful two bedroom terraced property, in need of moderation, offering no onward chain.

Guide Price  
**£169,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**15 Westbridge Park,  
Sherborne,  
DT9 6BA**

- No onward chain
- Two bedrooms
- Allocated off road parking
- Courtyard garden

Viewing strictly by appointment  
Symonds & Sampson  
01935 814488





Nested on the outskirts of Sherborne, this terraced property features an open plan ground floor giving the feeling of space and light, which is not usually found in properties of this size. The first floor comprises two bedrooms, along with a well-appointed bathroom. The exterior offers a rear garden with convenient rear parking. This residence also provides the luxury of amenities close by.

#### Accommodation

Upon entering the property through the porch you are welcomed into the living room which offers a front facing window, radiator and electric fireplace with a mantle above.

An opening from the living room provides access into the kitchen diner which offers a range of units, a sink, a gas oven with a grill and a four ring hob. There is also an extractor fan and room for white goods.

Another opening provides access to the conservatory which is double glazed with french doors opening to the patio area. The gas fired boiler can also be located in the

conservatory.

Ascending to the first floor from the living room the landing offers access to the airing cupboard and the loft which provides a ladder and light.

Bedroom one is open to the landing and provides a rear facing window and a radiator.

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

The wet room comprised a WC, a wash hand basin, a heated towel rail and a walk-in shower.

#### Outside

The patio area can be accessed through the conservatory and offers a range of area raised flower beds. There is also a rear gate providing direct access to the allocated parking space and further on street parking.

#### Situation

Nested on the outskirts of historic Abbey Town of Sherborne, Westbridge is part of a sought-after residential neighbourhood. The property is within walking distance of a convenience shop (Copo) and a bus stop.

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, gas, drainage and water  
 Gas central heating  
 Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)  
 Council Tax Band – B  
 EPC -

Ultrafast broadband is available in the area  
 Mobile phone coverage is available outside,  
 limited coverage is available inside .  
 Source Ofcom [ofcom.org.uk](http://ofcom.org.uk)

**Directions**

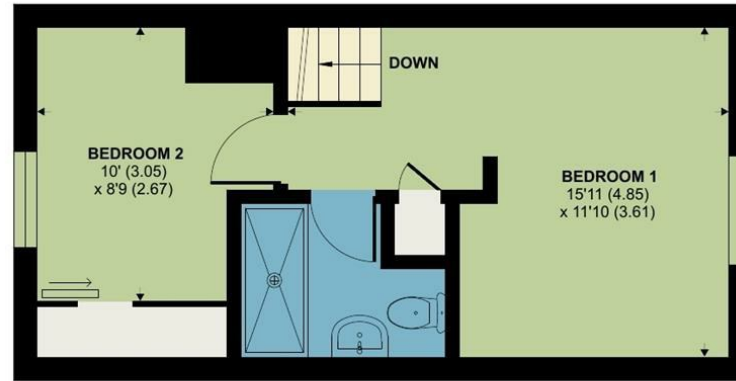
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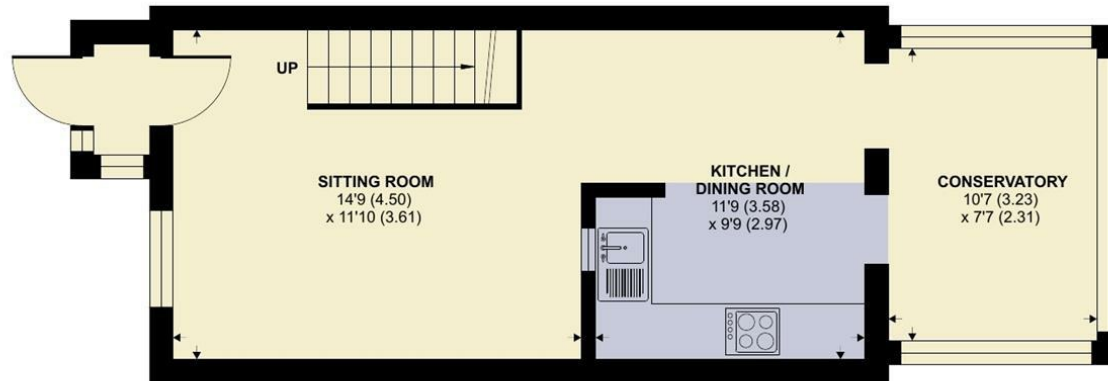
## Westbridge Park, Sherborne

Approximate Area = 688 sq ft / 63.9 sq m

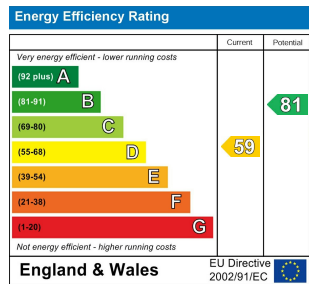
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1144873



Sherb/JM/0624



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