



Symonds
& Sampson

7 Wessex Court
Digby Road, Sherborne

7 Wessex Court

Sherborne

DT9 3PP

A two bedroom terraced house situated in a delightfully 'tucked away' development, located within close proximity to Sherborne's amenities.



- Two bedroom terraced property
- Well presented accommodation throughout
 - Views over Sherborne Abbey
 - Off street parking
 - Close proximity to the high street
 - No onward chain

Guide Price £230,000

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

Originally constructed in 1980s of reconstituted brick with rendered elevations under a tiled roof. This charming and deceptively spacious terraced cottage offers well appointed accommodation with views of the historic Sherborne Abbey.

ACCOMMODATION

The ground floor features a practical layout, including a convenient cloakroom. The kitchen is equipped to meet all your culinary needs, offering ample space for white goods, a sink and a gas cooker with a four-ring hob and extractor fan above. The sitting/dining room is located to the rear providing flexible accommodation.

The master suite provides generous space and includes built-in wardrobes. The second bedroom boasts iconic views overlooking Sherborne Abbey. A family bathroom can also be located on the first floor.

OUTSIDE

To the front of the property is a pitched tiled storm porch. Shared vehicle access under a communal archway leads to parking. This property comes with one allocated parking space.

SITUATION

Situated in a sought after location in the historic Abbey Town of Sherborne, residents benefit from close proximity to local amenities, schools, and transport links, enhancing the overall convenience of its position.

Sherborne's main shopping street offers a wide range of independent shops, local businesses, restaurants and coffee shops plus Waitrose and Sainsbury supermarkets. 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.

DIRECTIONS

What3words - ///zips.trappings.cobbled

MATERIAL INFORMATION

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

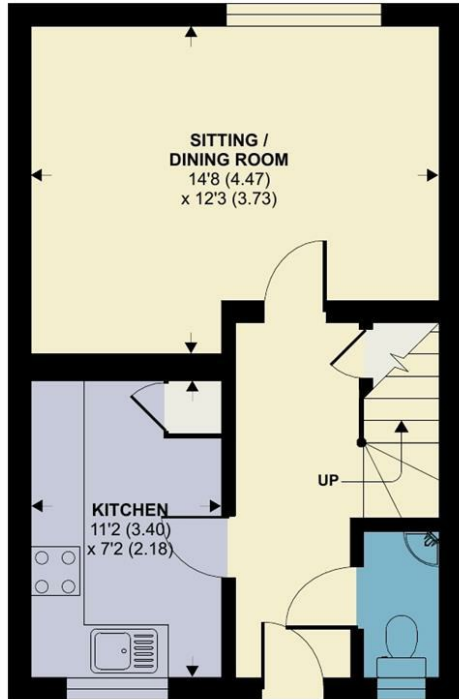
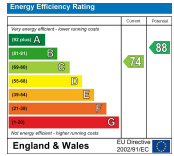
Ultrafast broadband is available in the area
Mobile phone coverage is available outside with limited coverage inside.
Source Ofcom - ofcom.org.uk



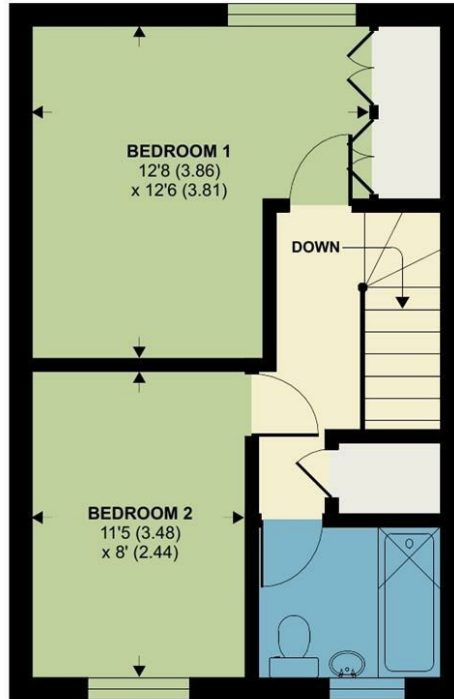
Wessex Court, Digby Road, Sherborne

Approximate Area = 750 sq ft / 69.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1159947



01935 814488

sherborne@symondsandsampson.co.uk
4 Abbey Corner Half Moon Street, Sherborne, Dorset, DT9 3LN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT