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Bower Court, Yetminster, Sherborne, Dorset

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Bower Court  
Yetminster  
Sherborne

Dorset DT9 6NS

Recently refurbished to a high standard, this three-bedroom mid-terrace property has been thoughtfully designed for ease and practicality of living.



- Recently refurbished throughout
- Low maintenance garden to the front
  - Close to local amenities
  - Popular village location
  - Garage and outside store
    - No onward chain

Guide Price £287,500

Freehold

Sherborne Sales  
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## THE DWELLING

One of eight individual houses in this quiet courtyard development. Built in keeping with neighbouring character properties in the heart of the village of Yetminster, this three-bedroom property has recently been extensively refurbished to a high specification, offering a fully renovated interior with garage and off-road parking.

## ACCOMMODATION

Ground Floor -

Entrance lobby.

Bright spacious lounge (19'10 x 12'4) with dual aspect windows.

Newly fitted kitchen incorporating integrated fridge and dishwasher, hob, electric oven, extractor fan, breakfast bar and space for table and chairs.

Utility room with cupboard and integrated freezer.

Cloakroom.

First Floor -

Two double bedrooms with south west facing windows (one with a fitted double wardrobe).

One single bedroom.

Large luxury shower room with vanity unit, wash hand basin and cupboards including plumbing for a washing machine and a Stiebel Premium Water Heater. There is also a further large cupboard complete with wiring and ventilation for a tumble dryer.

## GARDEN

Patio area for seating.

Well-maintained lawns.

Flower beds with mature shrubs and bushes.

Convenient shed for storage.

Garage.

## SITUATION

The property is conveniently located within a short walking distance of local village amenities, including a pub, village hall, shop/post office, veterinary practice, GP surgery with pharmacy, café and a primary school. The village has a train station convenient for the property, offering services to Bath, Bristol, Dorchester and Weymouth. Only some six miles away is the historic Abbey town of Sherborne, providing a variety of cultural sights and activities as well as restaurants, bars, independent shops, excellent sporting facilities and well-regarded schools such as Sherborne Boys and Girls, The Gryphon School and Leweston. Additionally, Sherborne Station offers direct train services to London Waterloo.

## DIRECTIONS

What3words - ///skippers.prowl.worker

## MATERIAL INFORMATION

Mains electric, drainage and water

Electric heating - new Rointe-Delta wi-fi controllable heaters throughout.

Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council Tax Band - C

Superfast broadband is available in the area

Mobile phone coverage is likely outside with limited coverage inside.

Source Ofcom - [ofcom.org.uk](http://ofcom.org.uk)

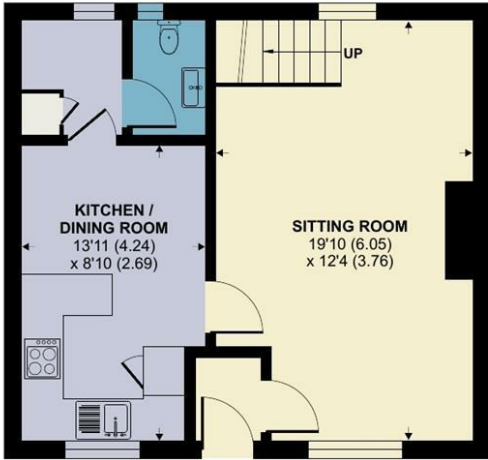




# Bower Court, Yetminster, Sherborne

Approximate Area = 857 sq ft / 79.6 sq m  
 Limited Use Area(s) = 17 sq ft / 1.5 sq m  
 Shed = 59 sq ft / 5.4 sq m  
 Garage = 158 sq ft / 14.6 sq m  
 Total = 1091 sq ft / 101.3 sq m  
 For identification only - Not to scale

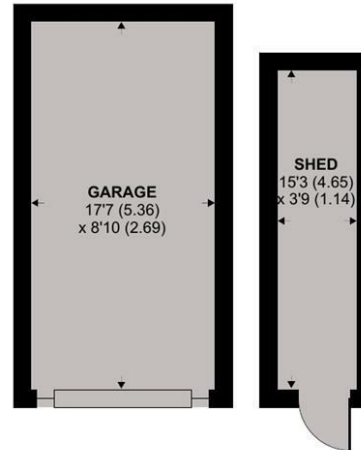
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1166273



Sherb/AW/0824



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