



8

Wessex Court, Digby Road, Sherborne

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Wessex Court
Digby Road
Sherborne
Dorset DT9 3PP

A delightful two bedroom terraced house situated in a 'tucked away' development, located in the heart of Sherborne.



- Spacious two bedroom terraced property
- Situated in the centre of Sherborne
 - Off street parking
- Well presented throughout
 - No onward chain

Guide Price £225,000
Freehold

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 offers ample space a dining table and chairs as well as white goods and includes a sink and draining unit. The sitting/dining room is located to the rear providing flexible accommodation.

Upstairs are two generous double bedrooms as well as the family bathroom.

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 designated 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 Airport

DIRECTIONS

What3words - ///zipstrappings.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





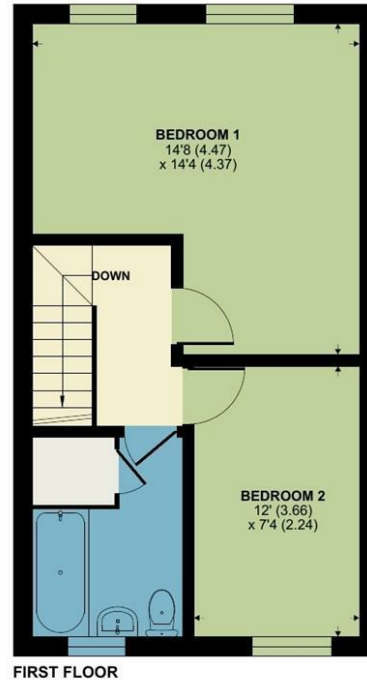
Wessex Court, Digby Road, Sherborne

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1175224



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01935 814488

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



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