



27

Castle Road, Sherborne

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Castle Road
Sherborne
DT9 3RW

This well-presented bungalow is situated in a highly sought after residential neighbourhood on the outskirts of the historic Abbey Town of Sherborne. The property offers three well proportioned bedrooms and off-street parking.



- Three bedroom bungalow
- Offering flexible accommodation throughout
 - Views over neighbouring countryside
 - Well maintained garden
 - Garage and off road parking

Guide Price £350,000

Freehold

Sherborne Sales
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THE DWELLING

27 Castle Road enjoys a prime position on the edge of Sherborne town, boasting superb countryside views and flexible accommodation throughout.

ACCOMMODATION

Accessed through a useful porch, you are welcomed into a spacious living room. The kitchen is well-equipped with ample units and worktop space, with a gas hob and electric oven. Adjacent to the kitchen, is the conservatory, with an insulated roof, offering views overlooking the pretty garden and surrounding countryside. The master bedroom also enjoys countryside views and includes a recently refurbished en-suite shower room. Bedrooms two and three are both generously sized double bedrooms, with the third bedroom currently serving as a dining area/ hobby room. The well appointed family bathroom is conveniently located near the bedrooms.

GARDEN

The garden is a hidden gem and principally laid to lawn, with a pretty seating area enjoying the views beyond. There is an elevated spot providing fruit nets, a useful potting shed and a further seating area enjoying views towards Old Sherborne Castle. The parking area which is discreetly tucked away and can accommodate two cars, as well as the single garage with light and power connected. Double gates provide access from Castle Town Way.

SITUATION

Located on the outskirts of historic Sherborne, Castle Road is a desirable residential area. The town offers a variety of shops and amenities, including a Waitrose. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles). The town has a regular train service to Waterloo (2.5 hours), with a faster service from Castle Cary (12 miles) to Paddington (90 mins). Bournemouth, Bristol, and Exeter airports are easily accessible.

MATERIAL INFORMATION

Mains electric, gas, water and drainage

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is limited inside and is likely outside on most major networks.

(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council - Council Tax Band: D

DIRECTIONS

What3words - ///miles.upwardly.indoors



Castle Road, Sherborne

Approximate Area = 954 sq ft / 88.6 sq m

Garage = 233 sq ft / 21.6 sq m

Total = 1187 sq ft / 110.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1179245



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