

Symonds
& Sampson



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Granville Way, Sherborne

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Granville Way
Sherborne
DT9 4AT

Situated in a sought after location within the historic abbey town of Sherborne, this semi detached three bedroom property offers a pleasant outlook over the adjacent green. To the rear is a low maintenance garden alongside off road parking.



- Views overlooking the adjacent green
- Situated in a quiet location on a popular development on the edge of Sherborne
 - Off road parking
 - No onward chain

Guide Price £290,000

Freehold

Sherborne Sales
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THE DWELLING

Situated in a sought after development, this three-bedroom rendered property, topped with a tiled roof, enjoys a prime location with views overlooking the neighbouring green.

ACCOMMODATION

The ground floor welcomes you with an entrance hall, complete with a cloakroom and useful under stairs storage. The light and spacious living/dining room features French doors that open onto the rear garden. The kitchen, located at the rear of the property, is fully equipped for all your culinary needs and also offers direct access to the garden. Additionally, a study, thoughtfully converted from the garage, is accessible from the living room and leads to a versatile area currently used as a utility room.

The first floor comprises three bedrooms, with bedrooms one and two providing double rooms, both featuring built-in wardrobes. A family bathroom is also conveniently located on this level. The landing provides access to an airing cupboard and the attic, which is equipped with lighting, a ladder and is partially boarded for additional storage.

GARDEN

The low-maintenance rear garden features decking and is fully enclosed by fencing, offering both privacy and ease of care. A side gate provides convenient access to the parking area.

MATERIAL INFORMATION

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

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

DIRECTIONS

///sprain.quicker.minimums

AGENTS NOTE

There is currently a service charge of £216.00 per annum to Meadfleet LTD to cover upkeep of the estate.

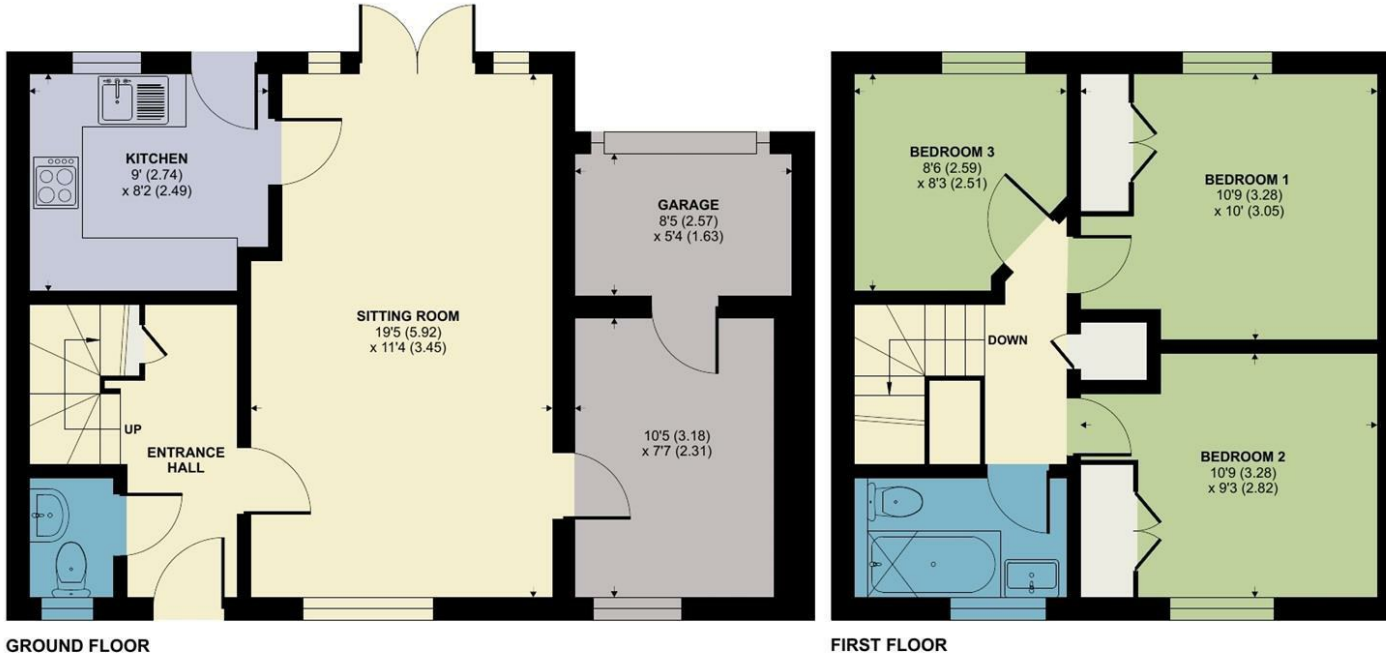


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Approximate Area = 774 sq ft / 71.9 sq m
 Garage = 129 sq ft / 12 sq m
 Total = 903 sq ft / 83.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		85
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1188741



Sherb/JM/0924



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