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Ridgeway, Sherborne

Symonds
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Ridgeway
Sherborne
DT9 6DA

Offered to the market with no onward chain, this three bedroom semi detached property sits in a sought after location providing off street parking and a garage.



- Three bedroom semi-detached house
 - Off street parking and a garage
 - South facing garden
- Outbuilding offering versatile space
 - Close proximity to amenities
 - No onward chain

Guide Price £295,000

Freehold

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THE DWELLING

Constructed of brick elevations beneath a tiled roof, this three bedroom semi detached property offers well proportioned living throughout. The property lies within a sought after location, providing close proximity to Sherborne's amenities with off road parking and garage.

ACCOMMODATION

The ground floor accommodates a central hallway providing access to the cloakroom, kitchen and living room. The kitchen offers a range of units with ample space for white goods. The living room is located to the rear, with French doors opening to a south facing garden.

The first floor offers three bedrooms, alongside a family bathroom. The attic space and a cupboard can be located from the landing.

OUTSIDE

The south facing garden provides a patioed area adjacent to the property. The rear of the garden is predominately laid to lawn and bordered by mature flower beds. An outbuilding within the garden offers a versatile space providing light and power making this an ideal office/hobby room. The single car garage is located a short distance from property.

SITUATION

Situated on the outskirts of the historic Abbey town of Sherborne, this property is part of a highly sought-after residential neighbourhood. It offers the convenience of being close to a local convenience store (Co-Op) and a bus stop, while also being within easy reach of Sherborne's amenities, schools, and transport links. The main shopping street features a variety of independent shops, restaurants, and supermarkets, including Waitrose and Sainsbury's. Nearby towns include Yeovil, just 5.5 miles away, and Dorchester, 18 miles from the property.

Sherborne offers excellent educational options, including two primary schools, The Gryphon School for secondary education, and highly regarded private schools including the Sherborne schools, Leweston and Hazlegrove. The town provides a regular train service to Waterloo (2.5 hours), while a faster train to Paddington (90 minutes) is available from Castle Cary (12 miles). Bournemouth, Bristol, and Exeter Airports are easily accessible.

DIRECTIONS

What3words - ///makeovers.precautions.secret

MATERIAL INFORMATION

Mains electric, gas, 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





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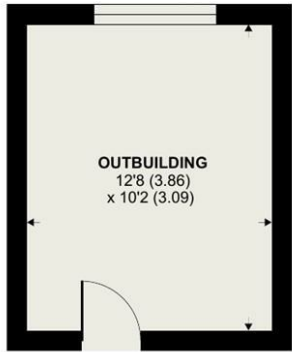
Approximate Area = 864 sq ft / 80.2 sq m

Outbuilding = 128 sq ft / 11.8 sq m

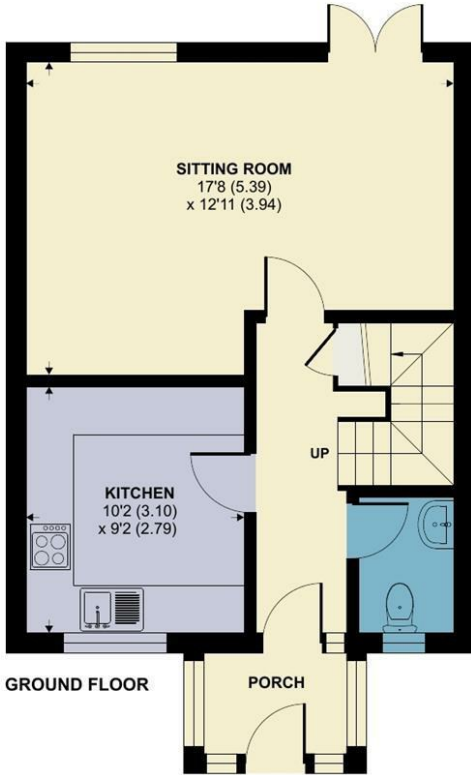
Total = 992 sq ft / 92 sq m

For identification only - Not to scale

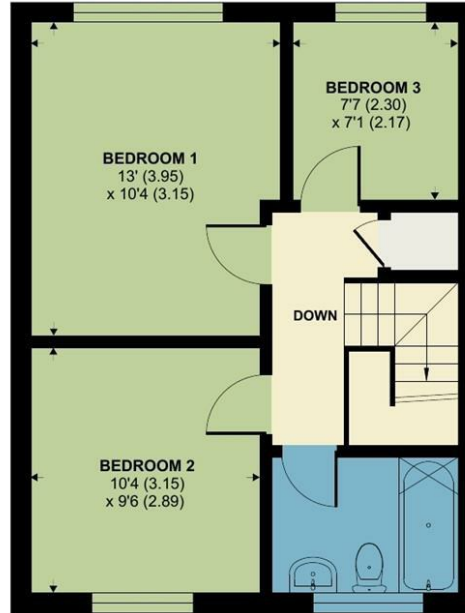
Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1211236



Sherb/JM/1124



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