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Ridgeway, Sherborne

47

Ridgeway
Sherborne
DT9 6DA

Offered to the market with no onward chain, this well-presented three-bedroom semi-detached home features a garage and benefits from close proximity to local amenities.



- Three bedroom semi detached house
 - Well presented throughout
 - South facing garden
 - Garage
 - Close proximity to amenities
 - No onward chain

Guide Price £300,000

Freehold

Sherborne Sales
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THE DWELLING

Extended to the rear, this semi-detached home offers a generously proportioned ground floor alongside three bedrooms on the first floor. Featuring brick elevations beneath a tiled roof, the property is well-presented throughout.

ACCOMMODATION

The ground floor features a open-plan living and dining room at the rear which seamlessly connects to a conservatory that offers a pleasant view of the garden. At the front of the property, the well-appointed kitchen is designed to accommodate all culinary needs, providing ample space for white goods and direct access to the garden. The central hallway provides access to a cloakroom and a convenient under stairs storage cupboard.

The first floor offers three well-proportioned bedrooms and a family bathroom. The landing provides access to the loft and includes a built-in storage cupboard.

GARDEN

The rear garden is predominantly laid to lawn, bordered by mature shrubs and raised flower beds. Side access allows convenient entry to the front of the property. The single car garage is located a short distance away from the 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 - flattery.competing.highs

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

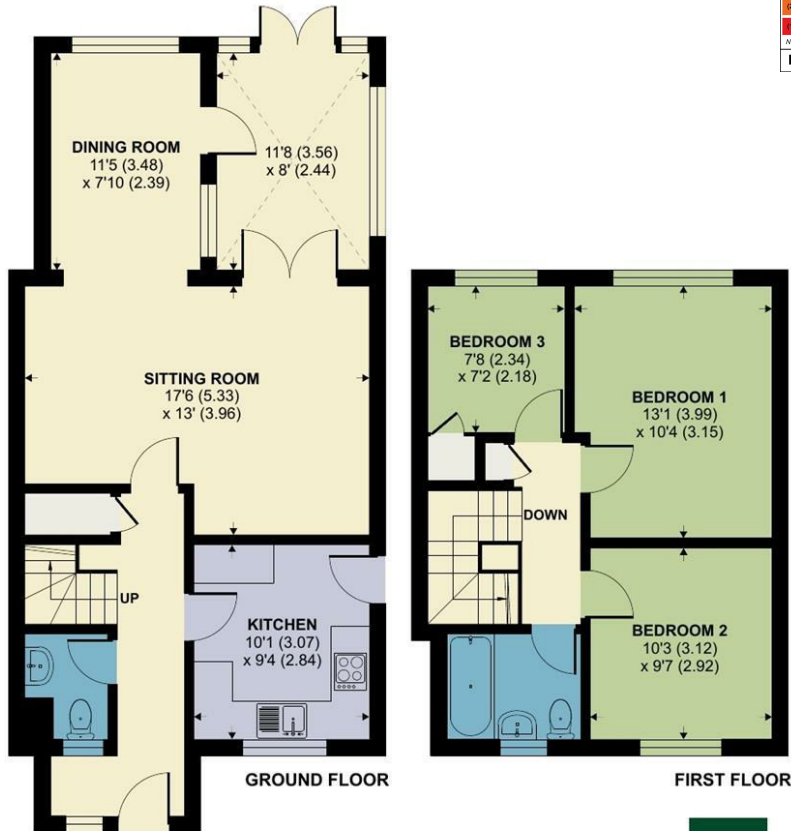




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Approximate Area = 1077 sq ft / 100.1 sq m

For identification only - Not to scale



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: 1220282



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Sherb/JM/1224



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