



## 9 Wessex Court, Digby Road, Sherborne, Dorset, DT9 3PP

A lovely two bed terraced house located in quiet courtyard in the heart of the town.



- Located in town centre
- A very short walk to the train station
- New fitted kitchen

- Walking distance to the shops and supermarkets
- Local parks and country side on the door step
- Modern shower room

£1,100 Per Calendar Month

Available now for an initial 12 months with preference for a long let.

A mid terraced two bedroom property located in the centre of the town, the kitchen has been refitted with a new modern kitchen complete with serving hatch to the lounge/diner, there is understairs storage and the lounge/diner is to the rear . Upstairs is an L shaped main bedroom and a good size single together with a shower room. There is no garden but one allocated small parking space.

The rent is exclusive of all utility bills including council tax, mains electric, gas, water and drainage. Standard broadband included. As stated on the Ofcom website, indoor mobile signal is limited, outdoor mobile signal is likely and ultrafast broadband is available to the property via Openreach, Allpoints Fibre and Gigaclear. Please refer to the GOV.UK website regarding flood warnings. The property has gas central heating and will be let unfurnished.

Rent - £1100 per month / £253 per week  
Holding Deposit - £253  
Security Deposit - £1269  
EPC Band - C  
Council Tax Band – C  
Zero deposit is available through Reposit



SITUATION TEXT - SHERBORNE

Sherborne's main shopping street offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. 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 Airports are all easily accessible.

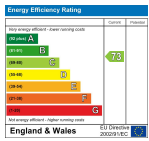
OUTSIDE

There is no garden with this property but Pageant Public Gardens and band stand is a short stroll away. There is one allocated small parking space.

DIRECTIONS

From our offices turn left into Digby Street and Wessex Court is located opposite Tamburino's Restaurant.

what3words///chestnuts.choppers.spearhead



Sherborne/TSG/23.05.2025



01935 814488

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.