



16 The Cloisters, Long Street, Sherborne

A spacious and light, two bedroom, two bathroom retirement property, situated a stones throw from the centre of Sherborne. Offered for sale with no onward chain.

Guide Price
£425,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

16 The Cloisters, Long Street, Sherborne, DT9 3BS

- Spacious two bedroom retirement house
 - Light and bright accommodation
 - En suite to the master bedroom
 - Small courtyard garden
 - Car port
 - No onward chain
- Located a short walk from Sherborne town centre
 - Leasehold: 973 years remaining
- Service Charge: from 1st Sept 22 - 31st August 23
£1,142.24
 - Ground Rent: £100 per annum

Viewing strictly by appointment through
Symonds & Sampson Sherborne Sales Office
on 01935 814488





This lovely two bedroom, retirement property is situated in The Cloisters, a popular over-55s residence with communal gardens and gated entrance. The property offers good size rooms throughout, a small courtyard garden and a car port. Sherborne's town centre and amenities are within easy reach and the property fronts on to Long Street with it's impressive view of the Abbey.

Accommodation

A traditional wooden front door opens into an entrance hall which has doors opening into the kitchen, sitting room and cloakroom. Stairs rise to the first floor and there is a useful storage cupboard. Also off of the hall is a cloakroom with walk in shower, wash hand basin and WC.

The kitchen has tiled flooring and a double glazed window to the rear and enough space for a dining table. It is fitted with wall, base and drawer units, sink with mixer tap and drainer, integral appliances include; dishwasher, fridge/freezer, oven and electric hob with extractor hood over. There is space/plumbing for a washing machine and a water softener under the sink as well as a door providing access to the car port and garden.

The sitting room is spacious and bright with a window looking to the front. A feature fire place has an inset gas fire and there is a radiator.

Stairs from the entrance hall rise to the first floor landing where there is a linen cupboard, radiator and access to the loft. Doors open into both bedrooms and the bathroom.

The master bedroom has a window looking to the front, two built in wardrobes and an en suite bathroom comprising a WC, wash hand basin, shower and radiator. An obscured window looks to the front.

The second bedroom has windows looking to the rear, two built in wardrobes and a radiator. There is a recess with a window looking to the rear that would be perfect for a dressing table.

The bathroom comprises a bath with shower attachment, WC, wash hand basin and radiator. An obscured window looks to the rear.

Outside

To the rear of the property is a partially enclosed courtyard garden with a border that is well stocked with Hydrangeas and fruit trees. There is an outside tap and small storage cupboard which also houses the consumer unit and meters. The property benefits from a carport to the rear so parking is fully secured.

There are communal gardens for all the residents within The Cloisters with a variety of well kept flower beds, water features and seating areas.

Situation

The property is ideally located for easy access to all of Sherborne's shops and facilities, including a good range of independent shops, Waitrose and Sainsburys supermarkets, sports facilities and the railway station which is on the direct line to London Waterloo (2hrs 15 mins). Sherborne is well known for its excellent schools, both independent and state. Yeovil, which is 6 miles away, has a good choice of larger stores, supermarkets and business parks. There is good access to the A303 for road links to Exeter and London.

Services

Mains water, drainage, electricity and gas

Gas central heating

Dorset County Council – www.dorsetcouncil.gov.uk

Leasehold: 973 years remaining

Service Charge: from 1st Sept 22 - 31st August 23 £1,142.24

Ground Rent: £100 per annum

Council Tax Band: E

EPC: D

Directions

From our Sherborne office turn right, passing the bottom of Cheap Street and continue along Long Street. The entrance to The Cloisters will be found on the left hand side, just before Charterhouse Auctioneers.

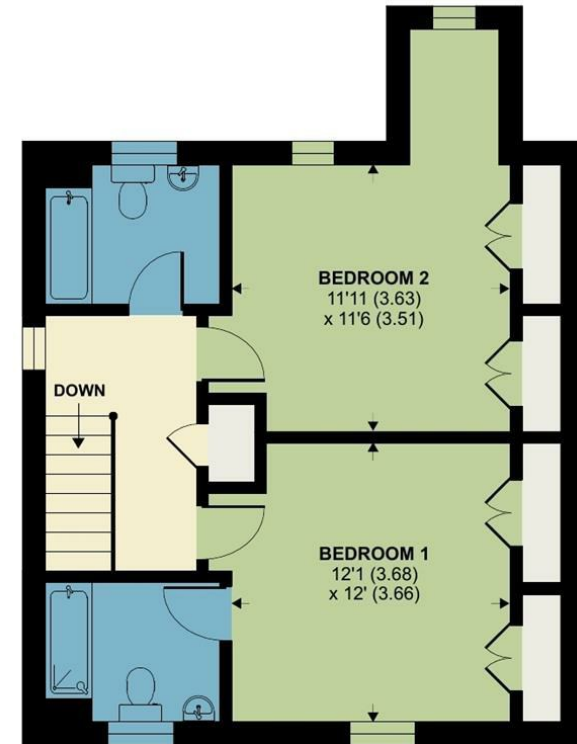
Long Street, Sherborne

Approximate Area = 1006 sq ft / 93.5 sq m (excludes store)

For identification only - Not to scale



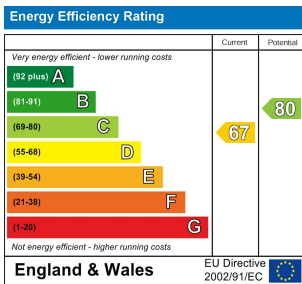
GROUND FLOOR



FIRST FLOOR

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SHE/JM/07/2023



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1014338



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