

# Rolfe East



7 Old Farm, Yeovil Road, Sherborne, Dorset, DT9 4DG

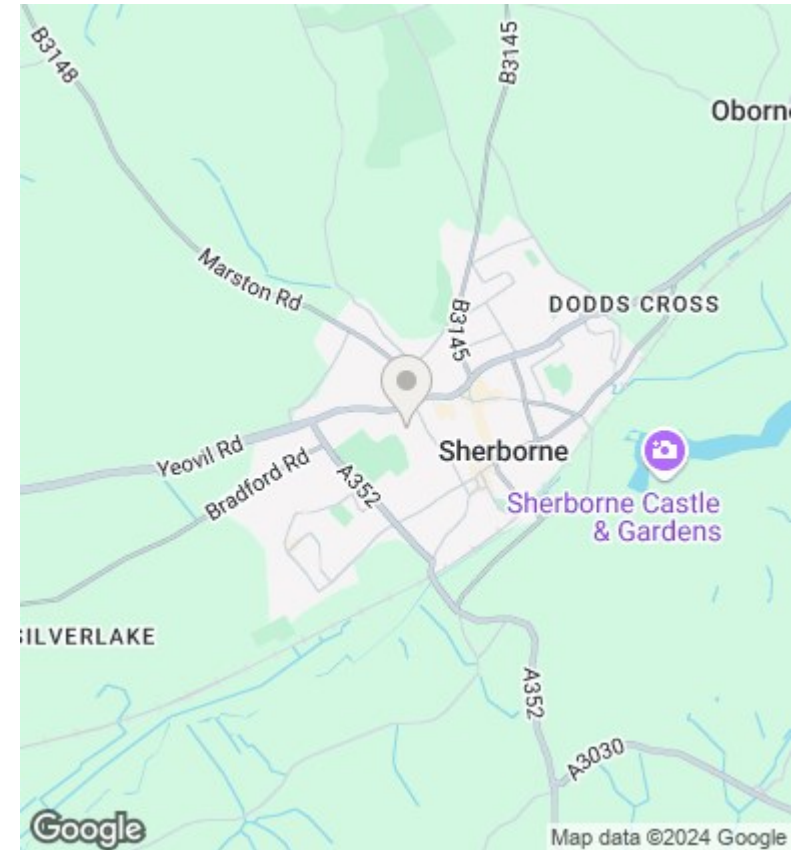
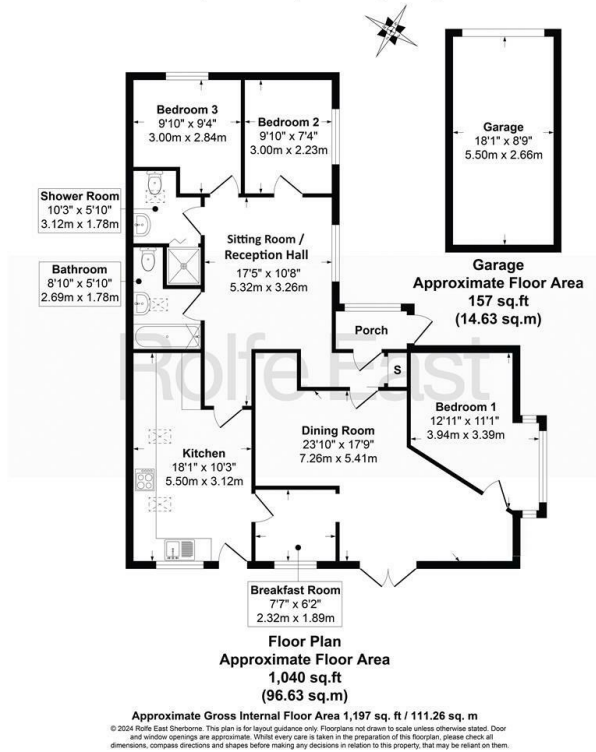
Price Guide £525,000

- MODERN DETACHED BUNGALOW IN SUPERB, SECRET 'TUCKED AWAY' LOCATION.
- LEVEL GARDENS ON FRONT, SIDE AND REAR - REAR ENJOYS SUNNY SOUTHERLY ASPECT.
- THREE RECEPTION ROOMS, THREE BEDROOMS AND TWO BATHROOMS.
- NO FURTHER CHAIN.
- SHORT LEVEL WALK TO TOWN CENTRE, WAITROSE AND RAILWAY STATION TO LONDON.
- FANTASTIC PRIVACY!
- SCOPE FOR EXTENSION, CONSERVATORY AND LOFT CONVERSION (STPP).
- SINGLE GARAGE, PARKING SPACE FOR ONE CAR PLUS VISITORS RESIDENTS PARKING.
- UPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- MUST BE VIEWED TO BE FULLY APPRECIATED.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ  
01935814929

sherborne@rolfe-east.com  
<https://www.rolfe-east.com/>

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## Directions

## Viewings

Viewings by arrangement only.  
Call 01935814929 to make an appointment.

## Council Tax Band

E

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	