

# Rolfe East



## St. Pauls Green, Sherborne, DT9 4DY

Price Guide £135,000

- LARGE GROUND FLOOR GARDEN FLAT WITH TWO GENEROUS DOUBLE BEDROOMS.
- 60' PRIVATE REAR GARDEN PLUS OFF ROAD DRIVEWAY PARKING.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- POPULAR CUL-DE-SAC LOCATION A SHORT WALK FROM THE TOWN CENTRE.
- REQUIRES GENERAL MODERNISATION.
- 96 YEARS LEFT ON THE LEASE.
- 713 SQUARE FEET.
- VACANT - NO FURTHER CHAIN.

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# 69 St. Pauls Green, Sherborne DT9 4DY

VACANT - NO FURTHER CHAIN. 60' PRIVATE REAR GARDEN! OFF ROAD PARKING! 96 YEARS LEFT ON LEASE! '69 St. Pauls Green' is a large (713 square feet), ground floor, purpose built flat (leasehold with remaining lease being 96 years) situated in a popular residential area a short walk to the centre of Sherborne town and the mainline railway station to London Waterloo. The property has large front and rear gardens (60') plus off road driveway parking for one car, with scope for more (subject to the necessary planning permission). The front garden and main elevation enjoys a sunny south-facing aspect. The property is in dated decorative order throughout and does require some modernisation. However, it is heated via a mains gas radiator central heating system and also benefits from uPVC double glazing. There are exceptional levels of natural light. The accommodation comprises large entrance reception hall, sitting room, kitchen / breakfast room, two generous double bedrooms and a family bathroom. This unique home enjoys countryside walks a short distance from the front door at the nearby Quarr nature reserve. It is only a short walk to the sought-after, historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It also has good access to the mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. The property is ideal for aspiring first time buyers, cash buy-to-let landlords, developers looking to renovate a property and also downsizing, mature buyers linked with our offices in West London. VACANT - NO FURTHER CHAIN.



Council Tax Band: A



Front pathway to storm porch with outside light. uPVC double glazed front door to entrance reception hall.

**ENTRANCE RECEPTION HALL:** 16'10 maximum x 5'8 maximum. A useful greeting area providing a heart to the home, radiator, telephone point. Doors lead off to the main rooms.

**SITTING ROOM:** 13'5 maximum x 11'3 maximum. A generous main reception room, uPVC double glazed window to the front enjoying a sunny southerly aspect, stone fireplace and hearth with gas fire, fireside recess shelving, shelved fitted cupboard space, radiator.

**KITCHEN BREAKFAST ROOM:** 10'10 maximum x 10'10 maximum. A range of fitted kitchen units comprising laminated worksurface, stainless steel sink bowl and drainer unit, mixer tap over, space and point for electric oven, a range of drawers and cupboards under. A range of matching wall mounted cupboards, wall mounted gas fired combination boiler, uPVC double glazed window to the rear, tiled walls, radiator. Door leads to shelved larder cupboard. Further door to walk in storage cupboard, uPVC double glazed door to the rear.

**BEDROOM ONE:** 12'10 maximum x 10'11 maximum. A generous double bedroom, uPVC double glazed window to the front enjoying a sunny southerly aspect, radiator. Door leads to fitted wardrobe cupboard space.

**BEDROOM TWO:** 11'3 maximum x 10'11 maximum. A second generous double bedroom. uPVC double glazed window to the rear overlooks the rear garden, radiator.

**FAMILY BATHROOM:** 7'2 maximum x 5'7 maximum. A fitted suite

comprising wash basin, low level WC, bath with electric shower over, shower rail, tiled walls, uPVC double glazed window to the rear, radiator.

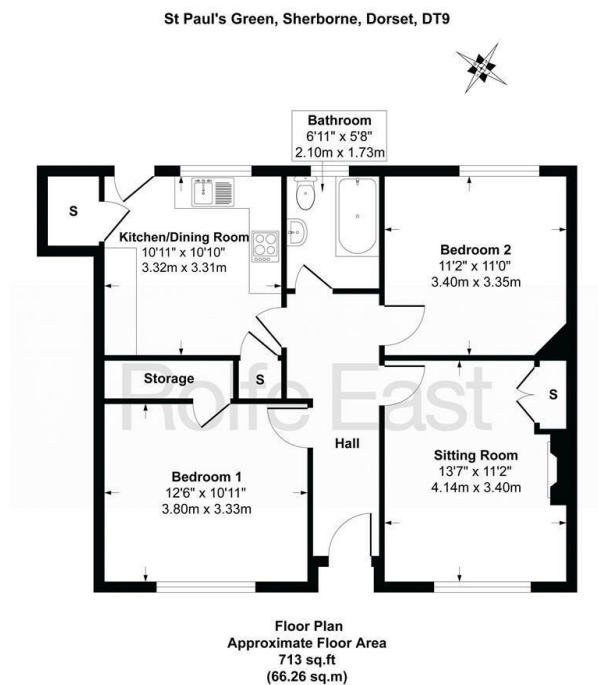
#### **OUTSIDE:**

At the front of the property is a concrete hard standing providing off road parking for one car with scope for more, subject to the necessary planning permission. There is a lawned front garden giving a depth of 27'9 from the road. Pathway leads to the front door, outside lighting. Shared timber side gate and side access gives access to the **PRIVATE REAR GARDEN** measuring 60' in depth. This generous rear garden is laid mainly to lawn and boasts a variety of well stocked flowerbeds and borders. It is enclosed by fencing, outside tap, attached garden store.

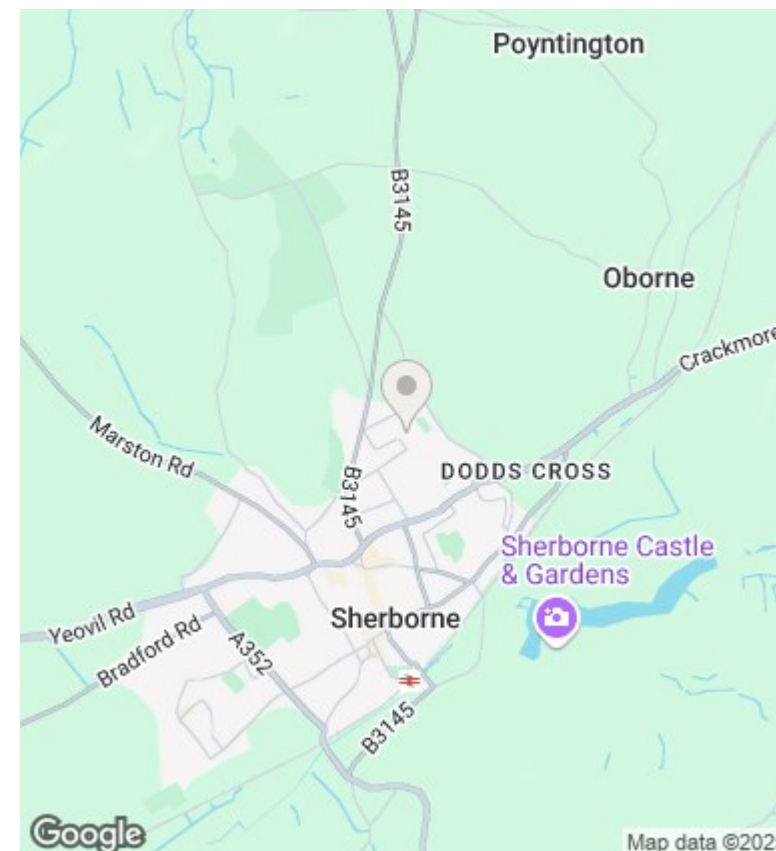








Approximate Gross Internal Floor Area 713 sq. ft / 66.26 sq. m  
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. While every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Directions

## Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		