

Rolfe East



Plover Road, Sherborne, DT9

Offers In Excess Of £235,000

- BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW.
- PRIVATE DRIVEWAY PARKING FOR TWO CARS WITH SCOPE FOR MORE.
- POTENTIAL FOR GARAGE, CARPORT OR EXTENSION (subject to planning permission).
- LARGE LEVEL WEST FACING REAR GARDEN (62'7).
- UPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- REPLACEMENT MODERN KITCHEN AND BATHROOM.
- SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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27 Plover Road is a very well presented, mature, semi-detached bungalow set in a very popular, residential address, a short walk to the village centre and excellent amenities. The property stands in a level plot and boasts a generous rear garden (62'7) with sunny westerly aspect and good level of privacy. There is driveway parking for two to three cars, with scope for more or the addition of garage or carport, subject to the necessary planning permission. The property is in very good decorative condition throughout with a gas-fired radiator central heating system and uPVC double glazing. It offers scope for further extension, subject to the necessary planning permission. The well-arranged accommodation is deceptively spacious and boasts good levels of natural light from large windows. It comprises entrance hall, sitting room / dining room with archway through to a kitchen, two double bedrooms and a family bathroom. There are superb countryside walks not from the front door – ideal as you do not have to put the kids and the dogs in the car! The property is a short walk to the centre of Milborne Port with the church, public house, primary school and village shops very nearby. Milborne Port boasts The Clockspire - a superb new restaurant, in addition to a brand new Co-op mini supermarket, butcher, fish and chip shop with restaurant and a good doctor's surgery. It is surrounded by stunning countryside and walks but also offers excellent access to the A303 trunk road to London and Exeter and the A30 to Salisbury. It is a short drive to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It also is a short to two mainline railway stations making London Waterloo in just over two hours. This property needs to be viewed to be appreciated!

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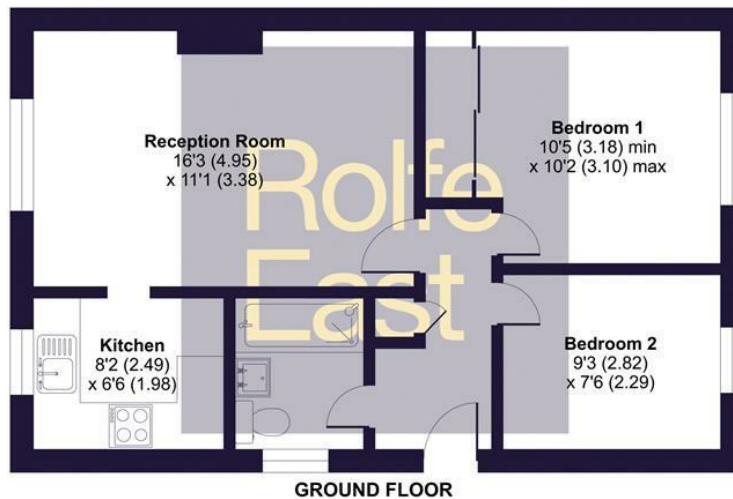
Council Tax Band: C





Plover Road, Milborne Port, Sherborne, DT9

Approximate Area = 531 sq ft / 49.3 sq m
For identification only - Not to scale



Viewings

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

Council Tax Band

C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Rolfe East Sherborne Ltd. REF: 1157969



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	