

Rolfe East



Chapel Lane, Yetminster, DT9 6LJ

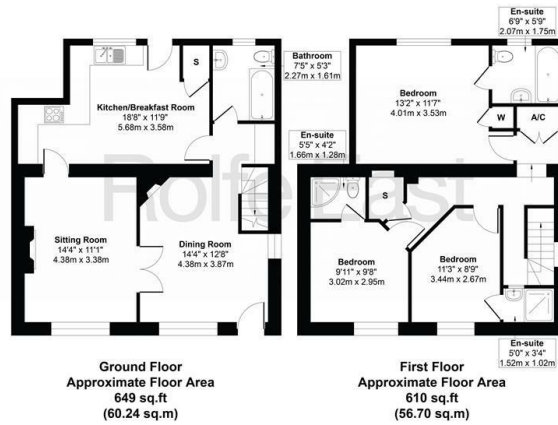
Guide Price £375,000

- NATURAL STONE PERIOD SEMI-DETACHED COTTAGE (1259 square feet).
- DRIVEWAY PARKING FOR 3-4 CARS.
- OPEN FIRES AND ELECTRIC HEATING.
- WALKING DISTANCE TO GREAT AMENITIES INCLUDING PUB, SHOP, SCHOOL AND CAFE.
- THREE DOUBLE BEDROOMS ALL WITH EN-SUITE BATHROOMS.
- CONSERVATION AREA - ENVIABLY FREE FROM GRADE II LISTING.
- GROUND FLOOR BATHROOM, UTILITY AREA AND FIRST FLOOR STORE ROOM.
- LARGE LEVEL PLOT AND GENEROUS REAR GARDEN.
- SCOPE FOR BUILD OR GARAGE, SUBJECT TO PLANNING PERMISSION.
- COVETED TUCKED AWAY VILLAGE CENTRE LOCATION.

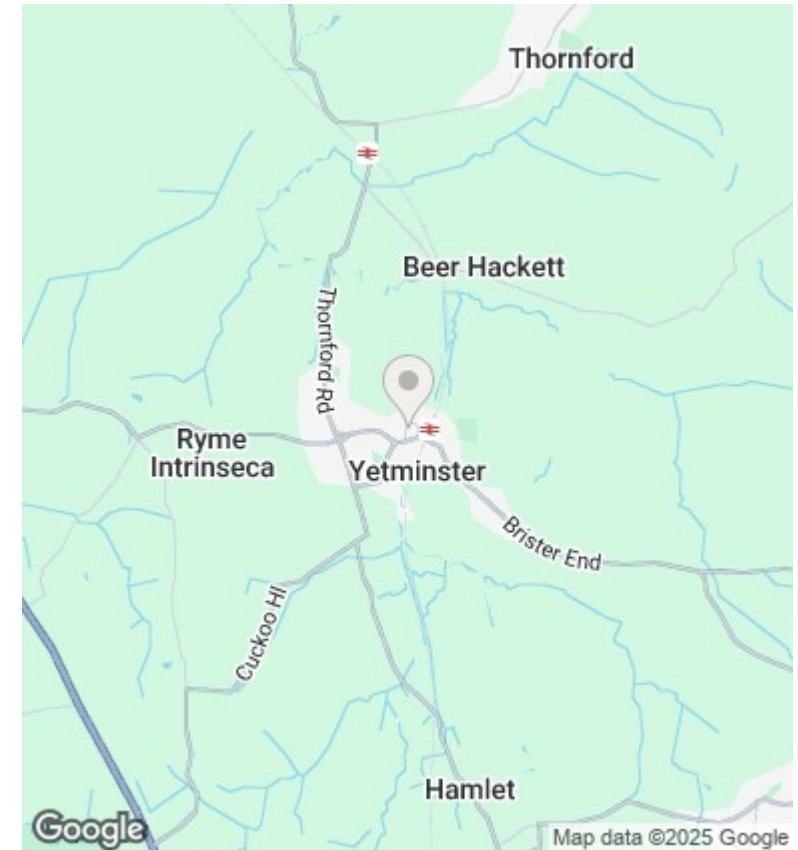
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Station View, Yetminster, Dorset, DT9



Approximate Gross Internal Floor Area 1,259 sq. ft / 116.94 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. Whilst 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

C

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC