

# Rolfe East



Cheap Street, Sherborne, DT9 3BJ

Guide Price £199,950

- TWO DOUBLE BEDROOM FIRST FLOOR FLAT IN EXCELLENT TOWN CENTRE LOCATION.
- ENJOYING PRETTY HIGH STREET VIEWS IN THE HEART OF SHERBORNE TOWN CENTRE.
- SHORT WALK TO WAITROSE STORE AND RAILWAY STATION TO LONDON WATERLOO.
- MODERN FITTED KITCHEN AND BATHROOM.
- FORMING PART OF A HANDSOME GRADE II LISTED PERIOD BUILDING.
- ELECTRIC NIGHT STORAGE HEATING AND LARGE PERIOD FEATURE SASH WINDOWS.
- LONG 978 YEAR LEASE.
- NO FURTHER CHAIN.

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# Flat 1, 80 Cheap Street, Sherborne DT9 3BJ

NO FURTHER CHAIN! 'Flat 1, 80 Cheap Street' is a deceptively spacious, first floor flat forming part of a handsome, Grade II listed building situated in the heart of this pretty, historic town. It is only a very short walk to the mainline railway station to London Waterloo and the high street is on the doorstep. The property boasts excellent ceiling heights, period sash windows and a full height, panelled bay window in the sitting room enjoying lovely town centre street scenes. There is off road parking available in the local long stay car parks nearby by purchasing a yearly permit from the local council. It benefits from electric night storage heating. The well laid out accommodation is deceptively spacious and comprises communal front door, communal entrance hall and stairwell to the first floor. There is a private front door leading to the flat with entrance reception hall, sitting room / dining room, open plan kitchen breakfast room, two double bedrooms and a family bathroom. The picturesque abbey town centre of Sherborne is on your doorstep with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. The flat comes with a long lease of 978 years. THIS LARGE, WELL PRESENTED FLAT MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.



Council Tax Band: B





Communal front door and entrance hall.  
Communal stairs rise to the first floor.

Private front door to entrance hall.

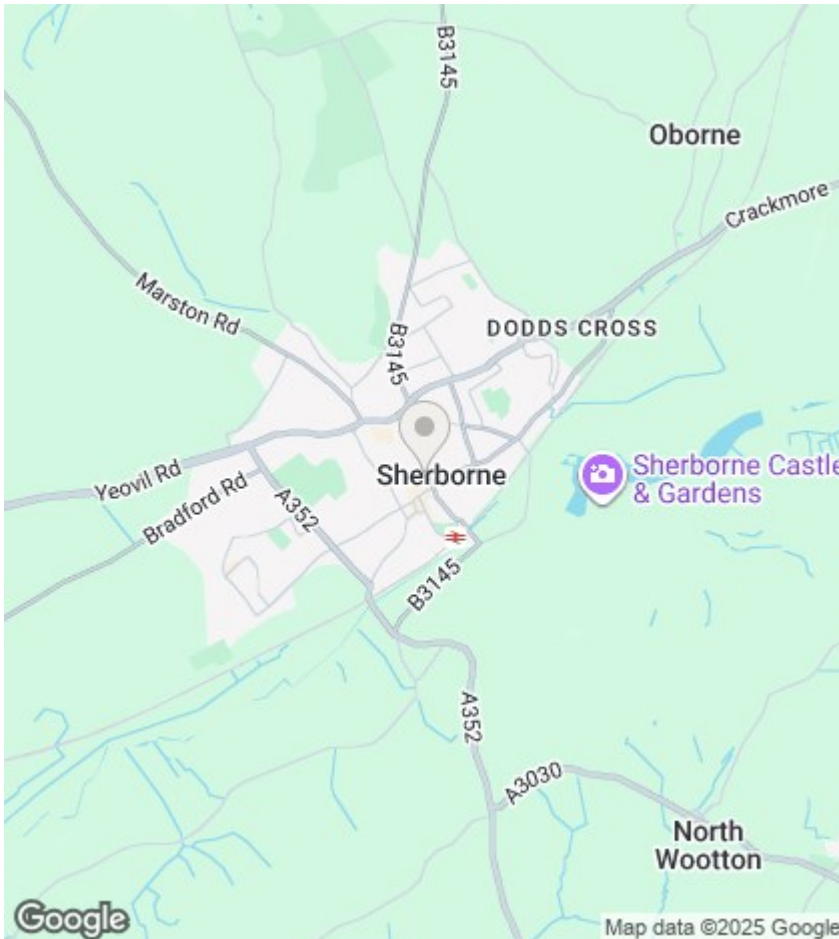
Sitting room / Dining Room: 19'3 Maximum x 11'3 Maximum. Feature period bay window with original sash windows.

Kitchen / Dining Room: 17'6 Maximum x 13'5 Maximum (L-shaped).

Bedroom One: 13'9 Maximum x 10' Maximum.

Bedroom Two: 11'9 Maximum x 8'3 Maximum.

Bathroom: 10' Maximum x 5'6 Maximum.



## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Approx. Gross Internal Floor Area 527 sq. ft / 49 sq. m**

© 2022 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.

Produced by Elements Property