



Connells

Littlefield  
Sherborne





### Property Description

Sherborne is a market town and civil parish in North West Dorset, in South West England. It is sited on the River Yeo, on the edge of the Blackmore Vale, 6 miles (10 kilometres) east of Yeovil. The A30 road, which connects London to Penzance, runs through the town. South Western Railway operates hourly throughout most of the week between Exeter St David's, Sherborne, Salisbury and London Waterloo station. Sherborne has an array of pubs, restaurants and a fantastic selection of shops. Sherborne also provides various schooling for all age groups.

With NO ONWARD CHAIN Connells are pleased to offer to the market this 2 bedroom ground floor flat with kitchen, spacious lounge, two bedrooms and bathroom. Call today to arrange a viewing.

### Entrance Hall

UPVC double glazed door to the side, large cupboard and a radiator.

### Lounge

16' 3" x 13' 9" ( 4.95m x 4.19m )

Double glazed window to the front, telephone point, television aerial socket and two radiators.

### Kitchen

11' 4" x 6' 9" ( 3.45m x 2.06m )

Double glazed window to the rear, kitchen with wall and base units, large cupboard housing the gas central heating boiler and electric meter, breakfast bar, space for an under counter fridge, sink and drainer, gas and electric cooker point and plumbing for a washing machine.

### Bedroom One

13' 6" x 9' 5" ( 4.11m x 2.87m )

Double glazed window to the rear, fitted bed surround with side drawers and wardrobes, over head storage and a radiator.

## Bedroom Two

13' 9" max x 8' 2" ( 4.19m max x 2.49m )

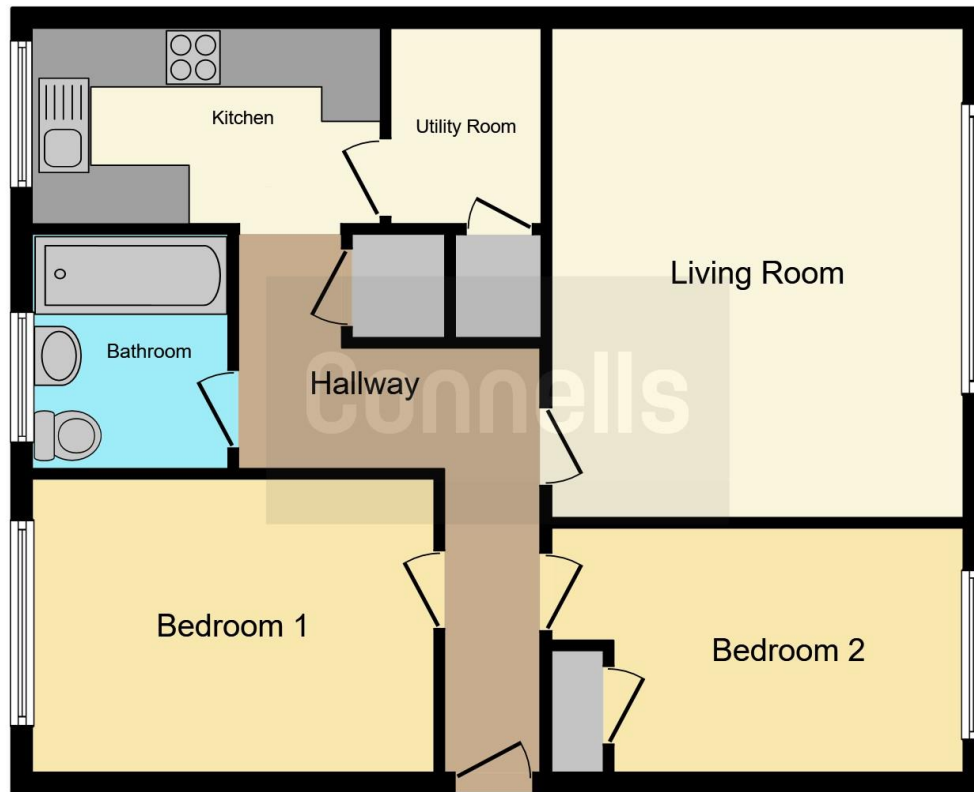
Double glazed windows to the front, single built in wardrobe, telephone point and a radiator.

## Bathroom

7' 11" x 6' 4" max ( 2.41m x 1.93m max )

Double glazed window to the rear, bath with shower over, WC, wash hand basin with vanity unit, shaver point and a heated towel rail.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SHR305864](http://connells.co.uk/Property/SHR305864)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 May 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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