



**Connells**

The Shires Bristol Road  
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.

### Entrance Hall

Double glazed UPVC door to the front, telephone point, access to the loft via a ladder, radiator and an airing cupboard with a radiator.

### Kitchen

13' 9" x 10' 2" ( 4.19m x 3.10m )

Double glazed window to the front, double glazed door to the side, fitted kitchen with wall and base units, integrated double oven and hob, sink and drainer waste disposal, gas central heating boiler and plumbing for a dishwasher.

### Utility Room

11' x 8' 3" ( 3.35m x 2.51m )

The utility room is the rear part of what was the garage with wall and base units, work surfaces, stainless steel sink and drainer, plumbing for a washing machine, space for a dryer and space for a fridge.

### Lounge

18' 7" x 11' 2" ( 5.66m x 3.40m )

Double glazed patio doors in to the conservatory, television aerial socket, gas fire and a radiator.

### Conservatory

11' 9" x 9' 5" ( 3.58m x 2.87m )

UPVC conservatory on a brick base with double glazed doors and windows to the side and double glazed windows to the rear.

### Bedroom One

13' 10" x 9' 10" to wardrobe ( 4.22m x 3.00m to wardrobe )

Double glazed window to the rear, radiator and telephone point.

### Ensuite

8' x 4' 1" ( 2.44m x 1.24m )

Double glazed window to the side, shower cubicle, WC, wash hand basin with vanity unit and a radiator.

### Bedroom Two

14' 6" x 8' 10" ( 4.42m x 2.69m )

Double glazed window to the front, built in wardrobe, television aerial socket and a radiator.

### Bathroom

7' 8" x 5' ( 2.34m x 1.52m )

Shower cubicle, WC, wash hand basin with vanity unit, bidet, extractor fan and a heated towel rail.

### Outside

#### Front

To the front of the property it is brick paved for parking.

#### Rear Garden

To the rear the garden is paved with gravel area, access to the front at the side and flower bed borders.

#### Front Of Garage

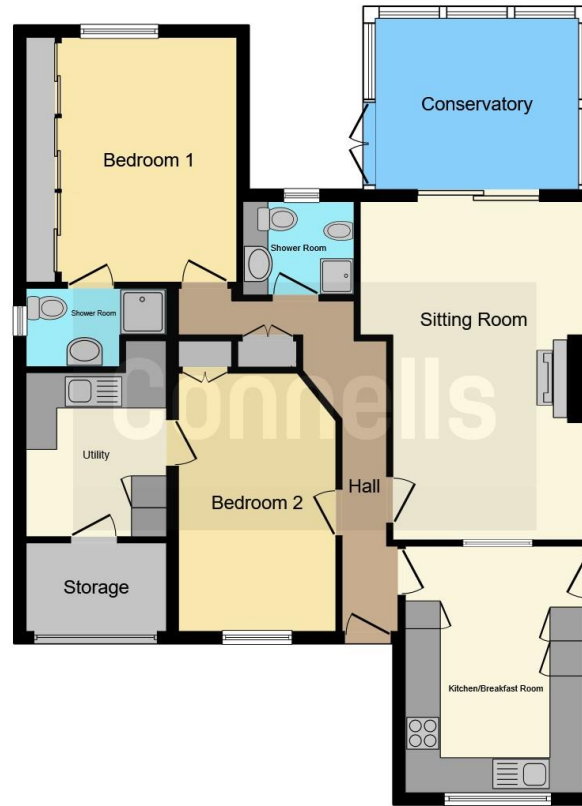
8' 3" x 5' 1" ( 2.51m x 1.55m )

Remainder of the garage with electric roller door, electric meter and consumer unit.









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: C**

Tenure: Freehold

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