



Connells

Raleigh Court Long Street
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

Door to the side leading to the landing, night storage heater, telecom point, airing cupboard housing the hot water tank, access to the loft and a storage cupboard.

Lounge

15' 5" x 10' 2" max (4.70m x 3.10m max)

Two double glazed windows to the front, night storage heater, electric plug in fire, television aerial socket, telephone point and emergency pull cord.

Kitchen

10' 3" x 9' 2" max (3.12m x 2.79m max)

Double glazed window to the rear, kitchen with wall and base units, work surfaces, space for an under counter fridge/freezer, ceramic sink and drainer, heated towel rail and an electric cooker point.

Bedroom One

13' 9" to wardrobe x 10' 3" max (4.19m to wardrobe x 3.12m max)

Double glazed window to the front, fitted wardrobes, telephone point, television aerial socket, night storage heater and an emergency pull cord.

Bedroom Two

14' 3" x 9' 2" (4.34m x 2.79m)

Double glazed window to the rear, night storage heater and an emergency pull cord.

Bathroom

6' 4" max x 6' 3" max (1.93m max x 1.91m max)

Double glazed window to the rear, shower cubicle, WC, wash hand basin, heated towel rail, panel heater and an emergency pull cord.

Communal Areas

At Raleigh Court there is a laundry room available to use which includes washing and drying facilities, a communal sitting room where regular events are held, a manager on-site who is easily accessible on the ground floor and a lift to the second floor. There are care line pull cords throughout the apartment and an intercom entry system from the main door to the apartment.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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