



Connells

Wheathill Way
Milborne Port Sherborne



Property Description

Milborne Port is a village and civil parish in Somerset east of Sherborne, and in the South Somerset district. The village is surrounded by green fields and countryside. The village is fortunate to have all the main services which a village needs - shops, post office, doctors' surgery, primary school, library, churches, pubs, playing fields, children's play areas, as well as a good range of clubs and societies.

Entrance Hall

UPVC door to the front, stairs leading to the landing and the electric consumer unit.

Lounge

14' 3" max x 13' (4.34m max x 3.96m)

Double glazed window to the side, telephone point, television aerial socket and a radiator.

Kitchen

12' 3" x 10' 2" (3.73m x 3.10m)

Double glazed window to the front, fitted kitchen with wall and base units, work surfaces, space for a fridge/freezer, plumbing for a washing machine, stainless steel sink and drainer, gas central heating boiler, television aerial socket, telephone point and an electric cooker point.

Landing

Airing cupboard with an electric heater, access to the loft which is part boarded, radiator and a large cupboard.

Bedroom One

11' 10" x 10' 7" (3.61m x 3.23m)

Double glazed window to the side, television aerial socket, telephone point and a radiator.

Bedroom Two

14' x 9' 2" (4.27m x 2.79m)

Double glazed window to the side, television aerial socket, telephone point and a radiator.

Bathroom

7' 7" x 6' 7" (2.31m x 2.01m)

Bath with a shower over, WC, wash hand basin, extractor fan and a heated towel rail.

Agents Note

An application to extend the lease of the property has been put forward.





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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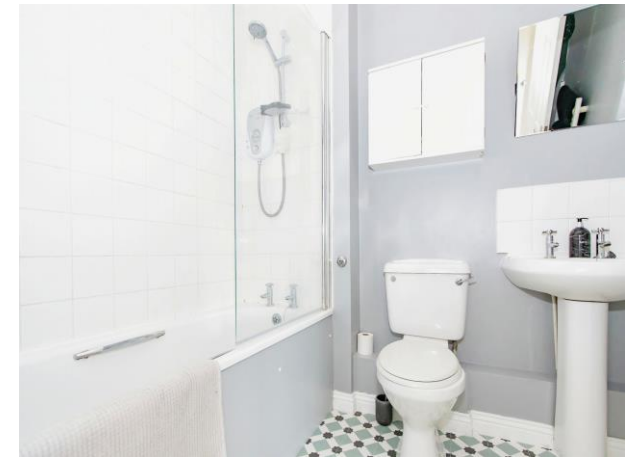
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EPC Rating: B

view this property online connells.co.uk/Property/SHR305939

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 2006. 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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