



**Connells**

South Avenue  
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 door to the front and stairs to the first floor.

### Lounge

15' 1" x 12' max ( 4.60m x 3.66m max )

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

### Kitchen

15' 2" x 8' 4" ( 4.62m x 2.54m )

Double glazed window to the rear, door to the rear, fitted kitchen with wall and base units, space for a fridge/freezer, electric oven and integrated gas hob, stainless steel sink and drainer, plumbing for a washing machine, under stairs cupboard, electric meter, consumer unit and a radiator.

### Landing

Stairs from the entrance hall, radiator and access to the loft which is part boarded via a ladder.

### Bedroom One

13' 1" x 10' 2" ( 3.99m x 3.10m )

Double glazed window to the front and a radiator.

### Bedroom Two

10' 1" max x 10' 7" ( 3.07m max x 3.23m )

Double glazed window to the rear and a radiator.

### Bedroom Three

10' 2" max x 6' 8" ( 3.10m max x 2.03m )  
Double glazed window to the front and a radiator.

### Bathroom

7' 8" x 5' 6" ( 2.34m x 1.68m )  
Double glazed window to the rear, bath with mixer taps and a shower attachment, tiling, WC, wash hand basin with vanity unit, extractor fan and a heated towel rail.

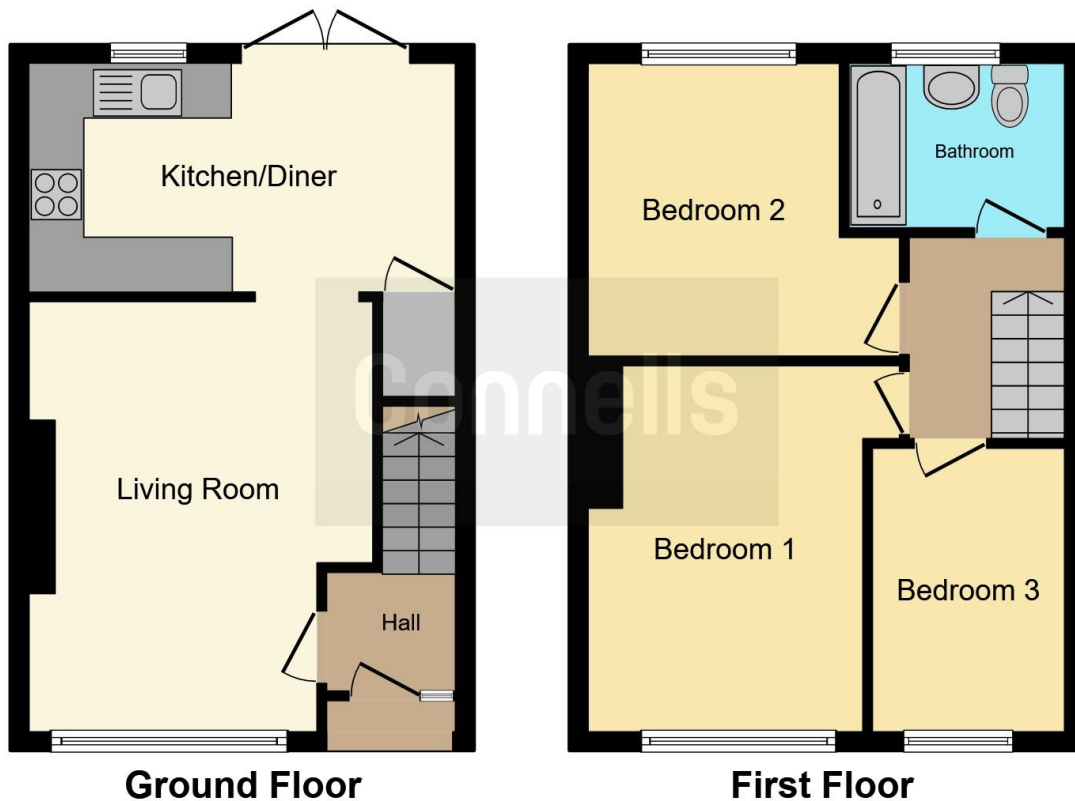
### Front Garden

To the front there is a shared path with the remainder laid to lawn with flower beds.

### Rear Garden

The enclosed rear garden has decked and paved seating areas with the remainder laid to lawn with gates to the side and rear, flower beds and an outside tap.





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**

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Tenure: Freehold



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Property Ref: SHR305156 - 0005