



Connells

Barton Gardens
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

UPVC double glazed door to the front and stairs to the first floor.

Lounge

15' 10" x 11' 2" (4.83m x 3.40m)

Double glazed window to the front, double glazed door to the garden, two radiators, gas fire and a telephone point

Dining Room

10' 9" max x 9' 6" max (3.28m max x 2.90m max)

Double glazed window to the front, under stairs cupboard and a radiator.

Kitchen

12' 9" x 8' max (3.89m x 2.44m max)

Double glazed window to the rear, door to the side, arch to the dining room. Fitted kitchen with wall and base units, stainless steel sink and drainer, space for a fridge/freezer, integrated double oven and gas hob, cookerhood and plumbing for a washing machine and dishwasher.

Landing

Double glazed window to the rear, radiator and access to the loft.

Bedroom One

13' 10" max x 11' 6" (4.22m max x 3.51m)

Double glazed window to the front, radiator and cupboard over the stairs.

Bedroom Two

11' 1" max x 9' 11" (3.38m max x 3.02m)
Double glazed window to the front.

Bedroom Three

10' 4" max x 8' 10" max (3.15m max x 2.69m max)
Double glazed window to the rear, built in wardrobe, radiator and the airing cupboard housing the hot water tank.

Bathroom

7' 7" x 5' 7" (2.31m x 1.70m)
Double glazed window to the rear, bath with mixer taps and a shower over, WC, wash hand basin, extractor fan and a radiator.

Front Garden

Laid to gravel for parking.

Rear Garden

Mainly laid to lawn with raised deck, side access to the front, paved seating area, summer house, green house and a pond.

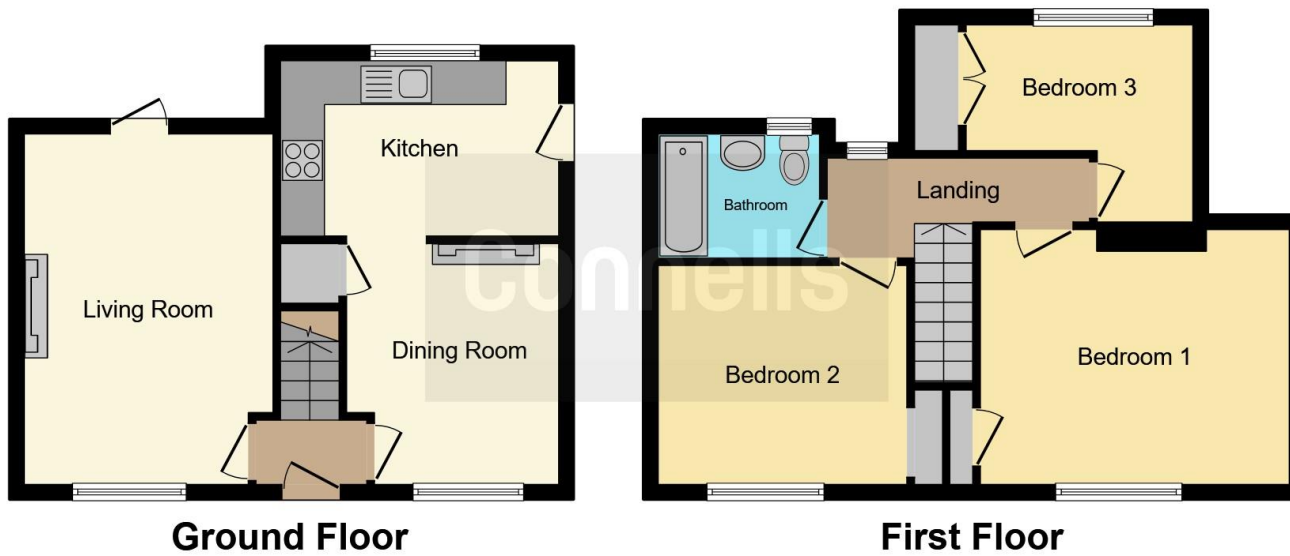
Parking

Parking for 2/3 cars.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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: D

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Tenure: Freehold



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