

for sale

offers in excess of **£90,000**



## The Old Mermaid South Street Sherborne DT9 3NG

Set in the popular town of Sherborne within the town centre Connells are pleased to offer to the market this studio flat with separate kitchen and bathroom. Call today to arrange a viewing.





# The Old Mermaid South Street Sherborne DT9 3NG

## Entrance Hall

Door to the front, consumer unit and access to the loft.

## Lounge

16' 3" x 11' max ( 4.95m x 3.35m max )

Double glazed window to the front, Dimplex Quantum heater and fitted wardrobes.

## Kitchen

12' 3" x 3' 11" plus door recess ( 3.73m x 1.19m plus door recess )

Double glazed window to the rear, wall and base units, stainless steel sink and drainer, electric cooker with extractor fan, plumbing for a washing machine, telephone point and an airing cupboard housing the hot water tank.



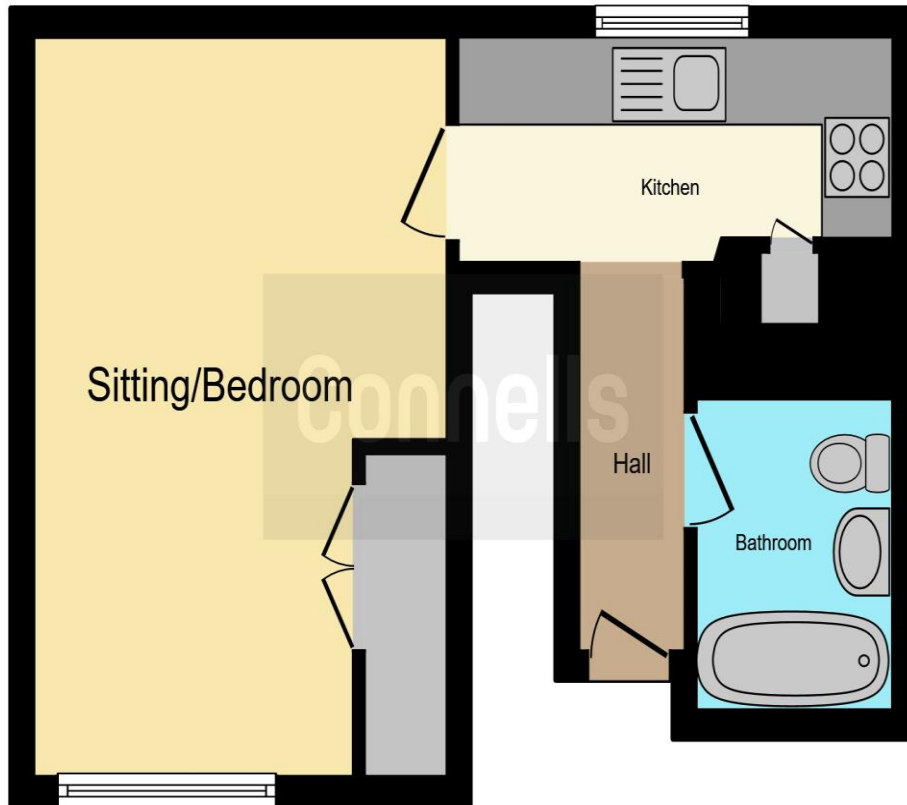
## Bathroom

7' max x 5' 5" ( 2.13m max x 1.65m )

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







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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01935 812 155**  
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92 Cheap Street  
SHERBORNE DT9 3BJ

Property Ref: SHR305644 - 0006

**Tenure:** Leasehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/SHR305644](http://connells.co.uk/Property/SHR305644)**

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.

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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