



Connells

Johnson's Courtyard
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.

Stunning apartment situated in the heart of Sherborne. With exposed beams and vaulted ceilings (with some restricted head height) this property would be the ideal first time buy or an investment property. Tastefully renovated throughout this is a property not be missed with an allocated parking space to the rear.

Entrance Hall

13' 1" x 5' 5" (3.99m x 1.65m)

Double glazed window to the rear and an electric panel heater.

Open Plan Living Space

27' 7" x 19' 6" (8.41m x 5.94m)

Living Space

With exposed A frames, double glazed windows to the side and front, wooden floor and large area rug, double glazed Velux window, intercom and two night storage heaters, television point and the electric consumer unit. Storage in the eaves and feature window seat in the dining space.

Kitchen

Kitchen with oak cabinets, integrated electric oven and hob, integrated under counter fridge and separate under counter freezer, concrete work surfaces, breakfast bar and sink and drainer.

Bedroom

11' x 7' 9" (3.35m x 2.36m)

With exposed beams the bedroom has vaulted ceilings, double glazed Velux window, built in wardrobe space and a Juliet door into the bathroom.

Bathroom

9' 8" max x 9' 6" max (2.95m max x 2.90m max)

Double glazed Velux window to the rear, roll top bath with mixer taps and shower attachment and bespoke tiling underneath, separate shower cubicle, WC, wash hand basin with vanity unit under, space/plumbing for a washing machine with a hanging rack, heated towel rail and an extractor fan.

Parking

One allocated parking space to the rear of the property.





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: E

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This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Feb 1999. 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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Property Ref: SHR305990 - 0005