



Connells

Stafford Road
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.

Lounge

14' 8" x 11' 9" max (4.47m x 3.58m max)

Door to the front, double glazed sash window to the front, telephone point and a television aerial socket.

Inner Hall

Stairs to the first floor landing and door to the cloakroom.

Cloakroom

WC, wash hand basin with tiling to splash back, extractor fan and a radiator.

Kitchen

11' 9" x 8' 9" max (3.58m x 2.67m max)

Double glazed window and french doors to the rear, fitted kitchen with wall and base units, work surfaces, integrated electric oven and gas hob, stainless steel sink and drainer, plumbing for a washing machine, space for a fridge/freezer and a radiator.

Landing

Stairs to the second floor landing and a radiator.

Bedroom Two

11' 10" x 10' 6" max (3.61m x 3.20m max)

Two double glazed sash windows to the front, radiator and a television aerial socket.

Bedroom Three

11' 11" x 8' 11" max (3.63m x 2.72m max)
Double glazed window to the rear and a radiator.

Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)
Double glazed window to the side, bath with mixer taps and shower attachment, WC, wash hand basin, extractor fan and a radiator.

Second Floor Landing

Stairs from the first floor landing and a storage cupboard.

Bedroom One

21' 5" max x 8' 5" plus recess (6.53m max x 2.57m plus recess)
Double glazed window to the front, Velux style skylight window to the rear and a television aerial socket.

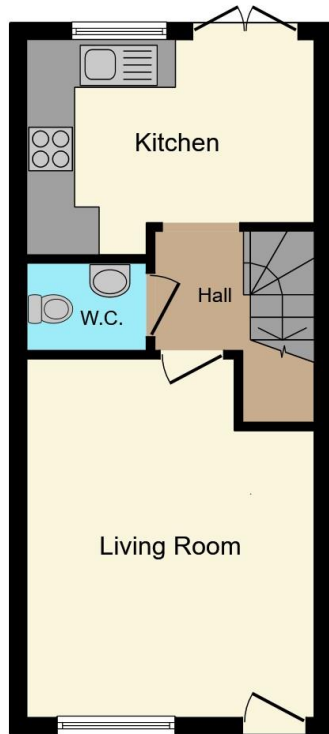
Rear Garden

Paved seating area with the remainder laid to lawn, gate to the side and a small timber shed.

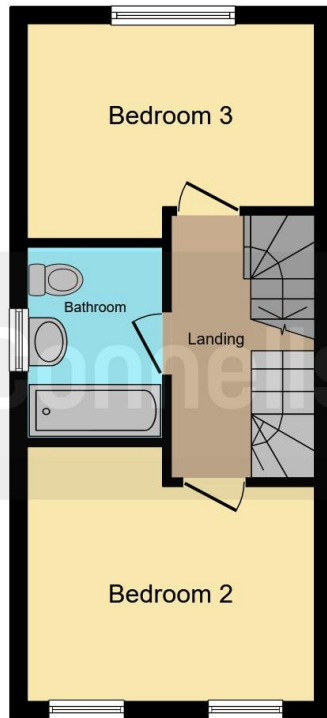
Parking

Two allocated parking spaces.

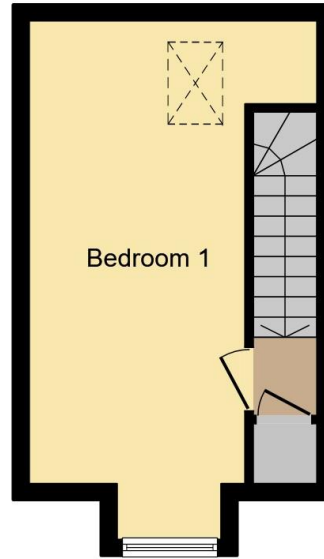




Ground Floor



First Floor



Second Floor

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: B

view this property online connells.co.uk/Property/SHR305983

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2019. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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