



Connells

Amors Drove
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 door to the front.

Cloakroom

WC and a wash hand basin.

Lounge

18' 5" x 10' 3" (5.61m x 3.12m)

Double glazed window to the front, double glazed double doors to the rear, two radiators, television aerial socket, telephone/internet point.

Kitchen / Diner

18' 5" x 9' 3" plus recess (5.61m x 2.82m plus recess)

Double glazed wooden framed windows to the front and rear, fitted kitchen with wall and base units, half island, integrated oven and hob, plumbing for a washing machine, space for a fridge/freezer and a sink and drainer.

Utility Room

6' 3" x 5' 4" (1.91m x 1.63m)

Door to the rear garden, wall units, door to the downstairs cloakroom and the gas boiler.

Landing

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

Bedroom One

18' 5" x 10' 4" max (5.61m x 3.15m max)
Double glazed windows tot the front and rear and two radiators.

Ensuite

7' 3" x 3' 10" (2.21m x 1.17m)
Shower cubicle, WC, wash hand basin and a heated towel rail.

Bedroom Two

10' 8" x 8' 3" plus recess (3.25m x 2.51m plus recess)
Double glazed window to the front and a radiator.

Bedroom Three

9' 2" x 7' 5" (2.79m x 2.26m)
Double glazed window to the rear and a radiator.

Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)
Double glazed window to the front, bath with a shower over, WC, wash hand basin and a radiator.

Parking

There is a garage and parking space with the property.

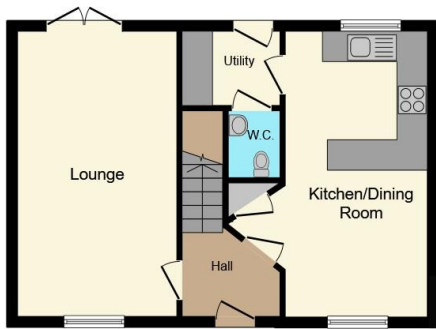
Front Garden

To the front there is a small gravel area with railings and path to the front door.

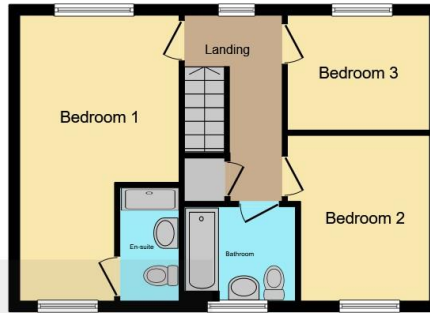
Rear Garden

To the rear the garden is mainly laid to lawn with a patio to the rear, small timber shed and access to the garage and parking to the rear.

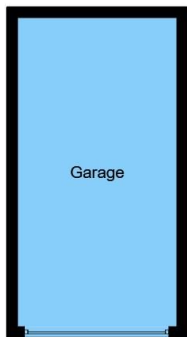




Ground Floor



First Floor



Garage

Connells



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

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Tenure: Freehold



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