



Connells

Quarr Lane Park Quarr Lane
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' 9" x 9' 9" (4.50m x 2.97m)

Double glazed windows to the front and side, french doors to the rear, telephone point and a television aerial socket.

Inner Hall

Double glazed door to the front, radiator and a coat cupboard.

Kitchen

9' 9" x 7' 6" (2.97m x 2.29m)

Double glazed windows to the front and rear, wall and base units, work surfaces, space for a fridge/freezer, stainless steel sink and drainer, electric cooker point, plumbing for a washing machine and a cupboard housing the gas central heating boiler.

Bedroom

11' max x 9' 9" (3.35m max x 2.97m)

Double glazed window to the side and rear and a television aerial socket.



Shower Room

5' 5" x 4' 8" (1.65m x 1.42m)

Double glazed window to the rear, shower cubicle, WC, wash hand basin with vanity unit, heated towel rail and a radiator.

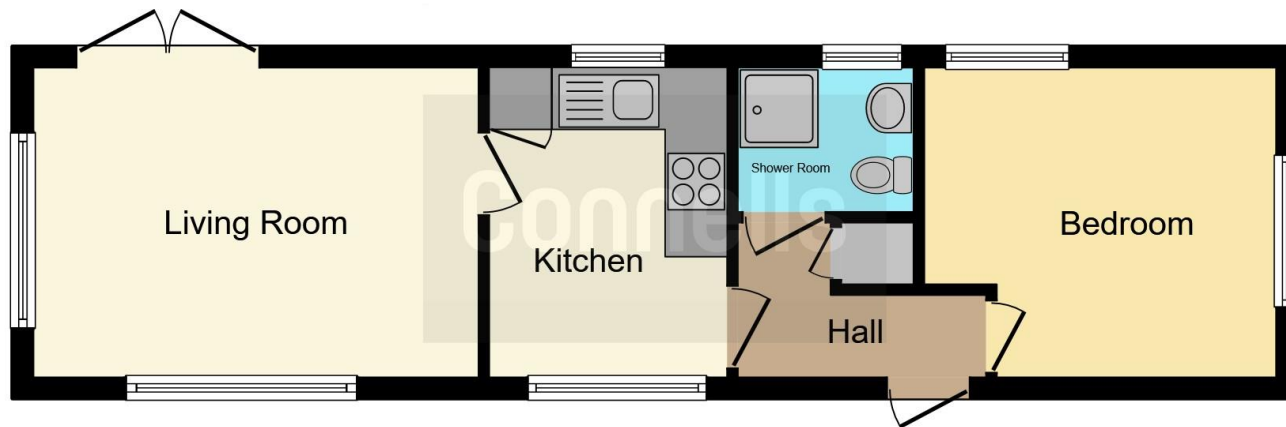
Front

The front of the property is laid to lawn.

Rear Garden

To the rear the garden is laid to gravel with raised beds and an aluminium shed which has power.





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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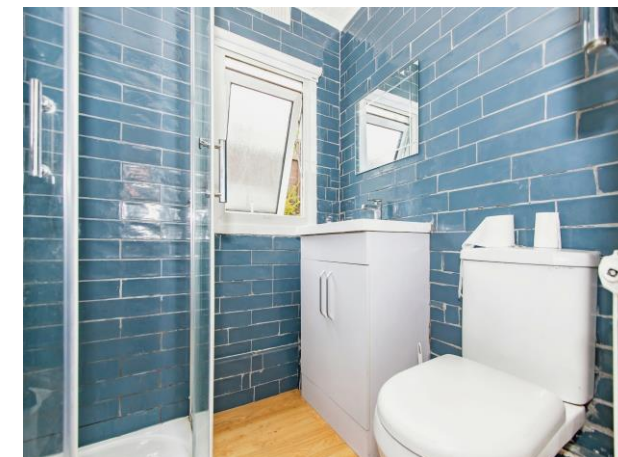
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EPC Rating: Exempt

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



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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