



Connells

Sussex Farm Way
Yetminster SHERBORNE

Sussex Farm Way Yetminster SHERBORNE DT9 6SZ

for sale offers in excess of
£350,000



Property Description

Yetminster is a village and civil parish in the English county of Dorset. It lies 4 miles south-west of Sherborne. Yetminster is a lovely village, situated on the River Wriggle and built almost entirely of honey coloured limestone. Yetminster does not lie on a main road and experiences mostly local traffic. It has its own railway station, which is sited close to the village centre. As well as the expected local store and pub, Yetminster still possesses a variety of village amenities and services, including a GP surgery and health centre, and a sports/social club with playing grounds and tennis court.

Entrance Hall

Double glazed door to the front, sunhouse storage heater and a telephone point.

Cloakroom

Double glazed window to the front, WC and wash hand basin with vanity unit.

Kitchen / Diner

17' 10" x 10' 11" plus door recess (5.44m x 3.33m plus door recess)

Double glazed windows to the front and rear, door into the conservatory, fitted kitchen, stainless steel sink and drainer, space for a fridge/freezer, electric cooker point, USB sockets, plumbing for a washing machine and dishwasher, sunhouse storage heater and an under stairs cupboard.

Lounge

14' 5" x 10' 10" (4.39m x 3.30m)

French doors into the conservatory and an electric fireplace.

Conservatory

18' 10" max x 10' max (5.74m max x 3.05m max)

P shaped UPVC conservatory with tiled flooring, french doors into the garden, lights and a fan.

Landing

Double glazed window to the front, airing cupboard, access to the loft via a ladder which has light and is 3/4 boarded.

Bedroom One

12' 6" x 8' 10" plus door recess (3.81m x 2.69m plus door recess)
Double glazed window to the rear, panel heater and a built in wardrobe.

Bedroom Two

10' 9" x 10' 6" (3.28m x 3.20m)
Double glazed window to the rear, built in wardrobes and a panel heater.

Bedroom Three

9' 4" x 8' 9" (2.84m x 2.67m)
Double glazed window to the front and a panel heater.

Bathroom

6' 8" x 6' (2.03m x 1.83m)
Double glazed window to the front, bath with centre taps and a shower over, WC, wash hand basin, shaver point, extractor fan and a heated towel rail.

Front Garden

Stone wall to the front, path leading to the front door with the remainder laid to lawn with an apple tree.

Parking

Off street parking for 3-5 cars, carport with gate into the garden.

Garage

17' 4" x 8' 10" max (5.28m x 2.69m max)
Power and lighting.

Rear Garden

The rear garden has a paved seating area with built in barbecue, fire pit, area laid to lawn, greenhouse, outside tap and a timber shed.









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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T 01935 812 155
E sherborne@connells.co.uk

92 Cheap Street
 SHERBORNE DT9 3BJ

EPC Rating: D

Tenure: Freehold

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