



**Connells**

Lauder Court Cold Harbour  
Milborne Port Sherborne



### Property Description

Milborne Port is a village and civil parish in Somerset east of Sherborne, and in the South Somerset district. The village is surrounded by green fields and countryside. The village is fortunate to have all the main services which a village needs - shops, post office, doctors' surgery, primary school, library, churches, pubs, playing fields, children's play areas, as well as a good range of clubs and societies.

### Entrance Hall

Storage cupboard, electric fusebox and smart meter.

### Open Plan Living Space

### Living Space

18' 2" x 13' 2" ( 5.54m x 4.01m )

Large single pane stained glass window, exposed beams, Dimplex storage heater and open to the kitchen area.

### Kitchen

12' 5" x 8' 8" ( 3.78m x 2.64m )

Fitted kitchen with ample cupboard space, sink and drainer, integrated fridge/freezer, breakfast bar and plumbing for a washing machine/dishwasher.



### **Bedroom One**

12' 11" x 8' 7" ( 3.94m x 2.62m )  
Stained glass single glazed window and a storage heater.

### **Bedroom Two**

10' x 8' ( 3.05m x 2.44m )  
High ceilings, single pane stained glass window and storage heater.

### **Bathroom**

11' x 5' 5" max ( 3.35m x 1.65m max )  
Bath with a shower over, WC, wash hand basin, airing cupboard housing the hot water tank and a towel rail.

### **Parking**

One allocated parking space.





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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SHR306087](http://connells.co.uk/Property/SHR306087)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1990. 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: SHR306087 - 0004