



Connells

Mulberry Gardens
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 front and stairs leading to the 1st floor.

Lounge

12' 9" x 12' 9" inc alcove (3.89m x 3.89m inc alcove)
Double glazed window to the front, television aerial socket and radiator.

Kitchen

15' 10" x 10' 8" (4.83m x 3.25m)
Open to family room. Wall and base units, sink/drainer, plumbing for a washing machine and dish washer, space for fridge/freezer, integrated electric cooker with cookerhood over, kick board lighting, x2 cupboards with one housing the consumer unit.

Family Room

15' 10" x 11' 9" (4.83m x 3.58m)
Double glazed French doors to garden and double glazed window to rear. Skylight, radiator and television aerial socket.

Landing

Airing cupboard housing gas combination boiler, and access to lost space which has partial boarding, insulation and drop down ladder.

Bedroom One

16' x 9' 7" (4.88m x 2.92m)
Double glazed window to the front, radiator.

Bedroom Two

13' 10" x 10' 4" + door recess (4.22m x 3.15m + door recess)
Double glazed window to the rear, radiator.

Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)
Double glazed to the rear, bath with mixer taps and shower head attachment, WC and wash hand basin.

Front Garden

Lay to gravel with path leading to front door.

Rear Garden

An enclosed garden which is laid mainly to paving with both outside power and water, there is also a timber shed and rear access gate.

Agents Note

The current owner manages to park 3 vehicles in a communal area accessed from the rear gate.





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: C

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Tenure: Freehold



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