

Connells

Mulberry Gardens Sherborne

# for sale offers in excess of £230,000







# **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" (  $2.34 \mathrm{m}$  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.

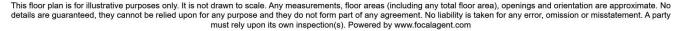
# **Agents Note**

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









To view this property please contact Connells on

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

92 Cheap Street
SHERBORNE DT9 3BJ

EPC Rating: C

view this property online connells.co.uk/Property/SHR303936





Tenure: Freehold





<sup>1.</sup> 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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