



Connells

Orchard Road
Milborne Port Sherborne



Property Description

This three-bedroom semi-detached home in the popular village of Milborne Port offers a perfect blend of comfort and convenience. The property features a bright spacious living area, a kitchen with good storage, and a conservatory offering that extra living space. Upstairs, you'll find three well proportioned bedrooms, perfect for relaxation. The bathroom is well equipped. Outside, the property boasts a garage with driveway parking, along with a manageable garden that provides a peaceful retreat. Located close to local amenities and scenic countryside, this home is perfect for those seeking village life with easy access to nearby Sherborne.

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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

UPVC double glazed door to the front, stairs to the first floor with storage under, storage cupboard, radiator and the electric consumer unit.

Side Lobby

5' 5" x 3' 4" (1.65m x 1.02m)

Double glazed door to the front, cold water tap and door to kitchen.

Cloakroom

WC, radiator and an extractor fan.

Lounge

23' 4" max x 12' 8" max (7.11m max x 3.86m max)

Double glazed window to the front, television aerial socket, double glazed patio doors to the conservatory and two radiators.

Conservatory

15' 9" x 8' 9" (4.80m x 2.67m)

Double glazed windows and French doors to the rear garden, radiator, power and lighting.

Kitchen

9' 6" x 9' 4" (2.90m x 2.84m)

Sliding single glazed window to the conservatory, door to the side lobby, fitted kitchen with wall and base units, space for a fridge/freezer in the under stairs cupboard, stainless steel sink and drainer, plumbing for a dishwasher, electric and gas cooker points and a radiator.

Utility Room

9' 2" x 5' 3" (2.79m x 1.60m)

Double glazed window and door to the rear, stainless steel sink and drainer and plumbing for a washing machine.

Landing

Double glazed window to the side, airing cupboard housing the hot water tank, radiator and access to the loft which has an access ladder and has part boarding, lighting, power points and gas central heating boiler.

Bedroom One

11' 11" x 9' 10" (3.63m x 3.00m)

Double glazed window to the front, built in wardrobe space and a radiator.

Bedroom Two

9' 10" plus door recess x 9' 3" (3.00m plus door recess x 2.82m)

Double glazed window to the rear, built in wardrobe space, television aerial socket and a radiator.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to the front, over stairs cupboard and a radiator.

Bathroom

8' 9" x 5' 5" (2.67m x 1.65m)

Double glazed window to the rear, bath with mixer taps, shower cubicle, WC, wash hand basin with vanity unit, heated towel rail, shaver point and an extractor fan.

Parking

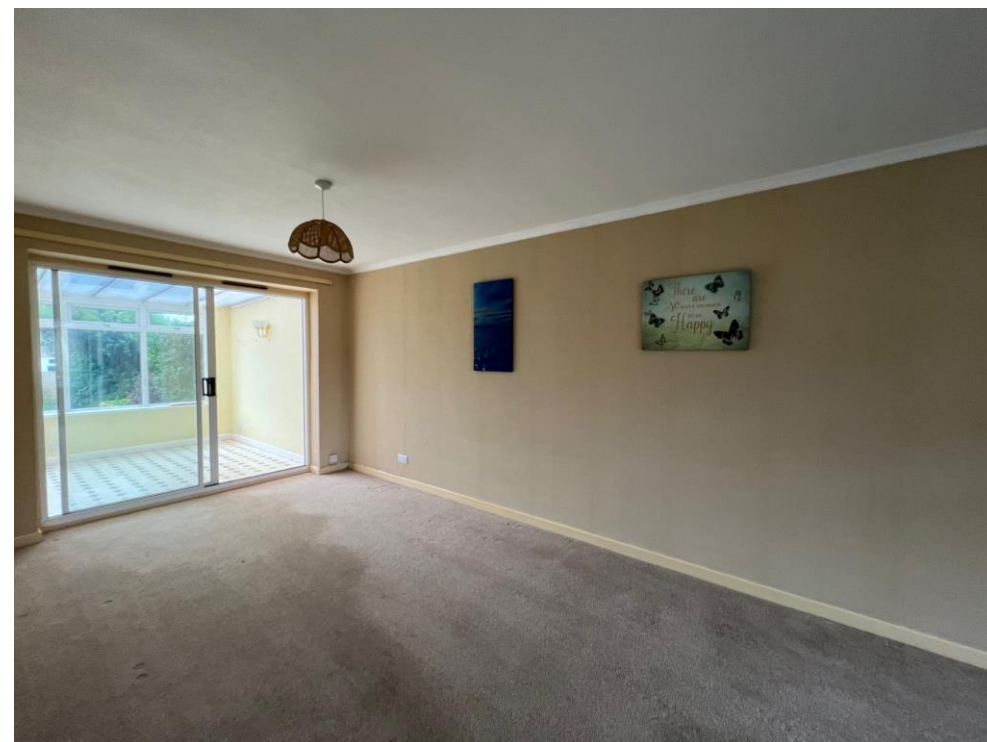
Off street parking for one car in front of the garage and unrestricted on road parking to the front.

Garage

Single garage with an up and over door and a door into the garden.

Rear Garden

A good sized private garden which is laid mainly to lawn with paved seating area, feature pond, raised flower bed, greenhouse, various trees and bushes and rear access to the garage.





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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