



Connells

Wildewood Rise
Longburton Sherborne



Property Description

Longburton is 3 miles South East by South from Sherborne, and 14 miles North of Dorchester. The village is a ribbon development along the old turnpike road from Dorchester to Sherborne in the western end of the Blackmore Vale. The village has a parish church, village hall and public house. In Sherborne you will also find a wide range of shops and business facilities. Longburton is on the bus route to Sherborne, where there is a mainline rail service to London Waterloo (about two and a quarter hours).

Entrance Hall

Double glazed door to the front, cupboard with electric meter and consumer unit, power and a telephone point.

Cloakroom

WC, wash hand basin with tiling to splash back and an extractor fan.

Lounge

15' 2" x 10' (4.62m x 3.05m)

Double glazed window to the front, double glazed french doors to the rear, television and telephone point.

Kitchen

15' 2" x 10' 6" (4.62m x 3.20m)

Double glazed windows to the front and rear, fitted kitchen with wall and base units, stainless steel sink and drainer, space for a fridge/freezer, integrated electric oven and hob with cooker hood over, plumbing for a washing machine and space for a tumble dryer.

Landing

Radiator, access to the loft which has lighting via a ladder and the airing cupboard housing the hot water tank and the under floor heating controls.

Bedroom One

15' 1" x 10' max (4.60m x 3.05m max)

Double glazed windows to the front and rear, radiator and a television point.

Bedroom Two

10' 7" x 8' (3.23m x 2.44m)

Double glazed window to the rear and a radiator.

Bedroom Three

10' 6" x 6' 9" (3.20m x 2.06m)

Double glazed window to the front and a radiator.

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Double glazed window to the front, bath with mixer taps and a shower over, separate shower, WC, wash hand basin, extractor fan and a heated towel rail.

Parking

Two allocated parking spaces with the property.

Rear Garden

To the rear of the property there is a patio seating area leading on to a lawn with flower borders, raised vegetable bed, an outside tap, gate to the front and the air source heat pump.

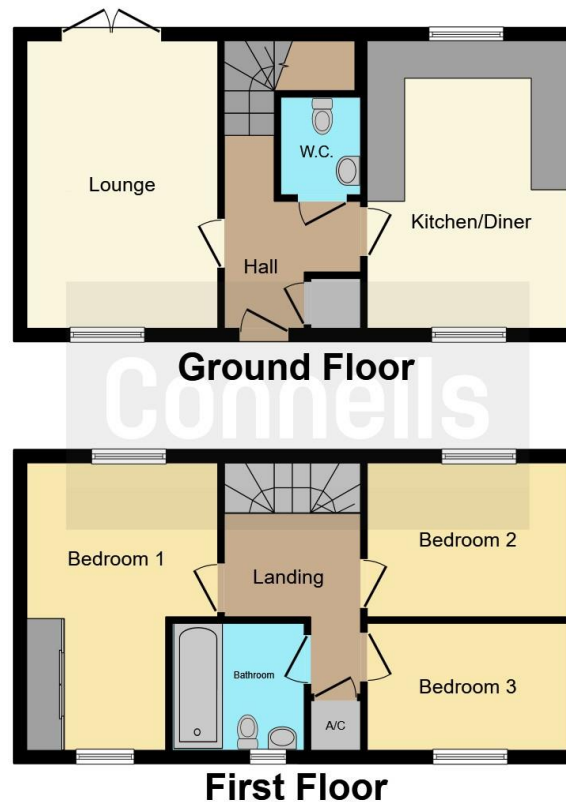
Timber Shed

13' 11" max x 8' 5" max (4.24m max x 2.57m max)









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

To view this property please contact Connells on

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92 Cheap Street
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/SHR306155

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Jul 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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