



Connells

Old Tannery Way
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

Fire door, access to the large loft space, window, built in wardrobe and a radiator.

Lounge/Kitchen Diner

25' 6" x 17' 11" (7.77m x 5.46m)

Open plan living space, double glazed windows across three aspects, television aerial socket, fitted kitchen with wall and base units, oven and hob, stainless steel sink and drainer, plumbing for a washing machine, space for a tumble dryer, radiator and the gas central heating boiler.

Bedroom One

15' 5" max x 8' 6" (4.70m max x 2.59m)

Double glazed window with lovely views and a radiator.

Ensuite

7' 2" x 4' 8" (2.18m x 1.42m)

Shower cubicle, WC, wash hand basin, extractor fan and a radiator.



Bedroom Two

15' 5" max x 8' 3" (4.70m max x 2.51m)
Double glazed window to the front, built in wardrobe and a radiator.

Bathroom

Double glazed window to the rear, WC, wash hand basin, bath with a shower over and a radiator.





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

view this property online connells.co.uk/Property/SHR306199

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. 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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