



Mulberry House Canon Woods Close Sherborne DT9 6FH

for sale
£200,000



Property Description

A two bedroom shared ownership apartment in an exclusive over 55's retirement community in Sherborne. With two bedrooms bathroom and ensuite to the main bedroom. Spacious living space of lounge with a balcony and kitchen. With numerous communal facilities this is a property not to be missed. Contact us today to arrange a viewing.

Entrance Hall

Cupboard with the under floor heating controls and electric meter, airing cupboard and a radiator.

Lounge

16' 1" x 13' 3" max (4.90m x 4.04m max)

Two double glazed window to the front and one double glazed window to the side, UPVC double glazed window to the balcony and a television aerial socket.

Kitchen

14' 8" x 9' (4.47m x 2.74m)

Double glazed window to the side, fitted kitchen with wall and base units, work surfaces, 1 1/2 bowl sink and drainer, USB sockets, integrated appliances including an electric oven, induction hob, fridge/freezer, washing machine and dishwasher.

Bedroom One

15' 7" max x 13' 9" max (4.75m max x 4.19m max)

Double glazed window to the front and fitted wardrobes.

Bedroom Two

15' 6" max x 10' 8" (4.72m max x 3.25m)

Double glazed window to the front.

Bathroom

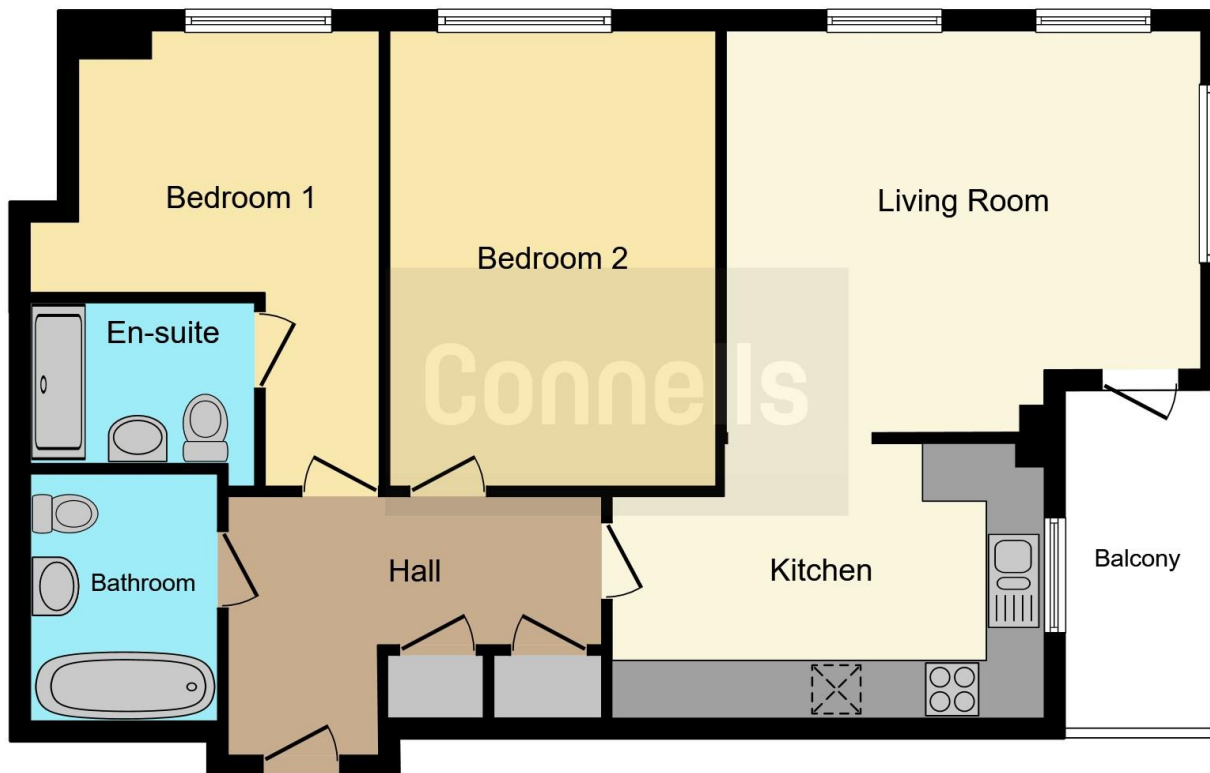
7' 7" x 5' 6" (2.31m x 1.68m)

Bath with a shower attachment, wash hand basin, WC, tiling, extractor fan and a heated towel rail.

Communal Areas

Communal facilities on the ground floor include the central courtyard garden, private lounge, guest suite, a treatment room and a well-being studio. Weekly activities are commonplace and the development is run on a 'not for profit' basis. There is plentiful on-site parking, electric charging points, easy access lift provision and wide corridors.





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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EPC Rating: B

view this property online connells.co.uk/Property/SHR306234

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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