



Connells

Twelve Acres
Sherborne

Twelve Acres Sherborne DT9 4FE

for sale offers in excess of
£425,000



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 the front, stairs to the first floor and a radiator.

Cloakroom

Double glazed window to the side, WC, wash hand basin and a radiator.

Lounge

13' 3" x 10' 8" (4.04m x 3.25m)

Double glazed window to the front, electric wall mounted fireplace, radiator, telephone point, television aerial socket and ample plug sockets.

Dining Room

10' 8" x 9' 9" (3.25m x 2.97m)

Double glazed window to the front and a radiator.

Kitchen / Diner

20' 1" x 9' 8" (6.12m x 2.95m)

Double glazed window to the rear, double doors leading to the conservatory, fitted kitchen with wall, base units and a half island, oven and induction hob, built in dishwasher and a radiator.

Utility Room

7' 1" x 5' 5" (2.16m x 1.65m)

Door into the garden, base units, plumbing for a washing machine, gas central heating boiler and a radiator.

Conservatory

10' 3" x 8' 11" (3.12m x 2.72m)

Added to the property in 2019 the conservatory has double doors leading to the garden, television aerial socket and electric points.

Landing

Double glazed window to the side, open staircase, airing cupboard and access to the loft which is insulated.

Bedroom One

12' 7" x 11' 4" (3.84m x 3.45m)

Double glazed window to the rear, built in wardrobe, door to the ensuite, thermostat for the upstairs heating and a radiator.

Ensuite

6' 4" including shower x 5' 8" (1.93m including shower x 1.73m)

Double glazed window to the rear, shower, WC, wash hand basin, extractor fan and a heated towel rail.

Bedroom Two

12' 7" max x 11' 7" (3.84m max x 3.53m)

Double glazed window to the front and a radiator.

Bedroom Three

9' 10" x 8' 1" (3.00m x 2.46m)

Double glazed window to the front and a radiator.

Bedroom Four

8' 3" x 7' 7" (2.51m x 2.31m)

Double glazed window to the front and a radiator.

Bathroom

8' 4" x 6' 5" (2.54m x 1.96m)

Double glazed window to the rear, bath, WC, wash hand basin, extractor fan and a heated towel rail.

Garage

20' x 10' (6.10m x 3.05m)

Up and over door with boarded roof space and door access to the garden.

Driveway

Off street driveway parking for two cars in front of the garage.

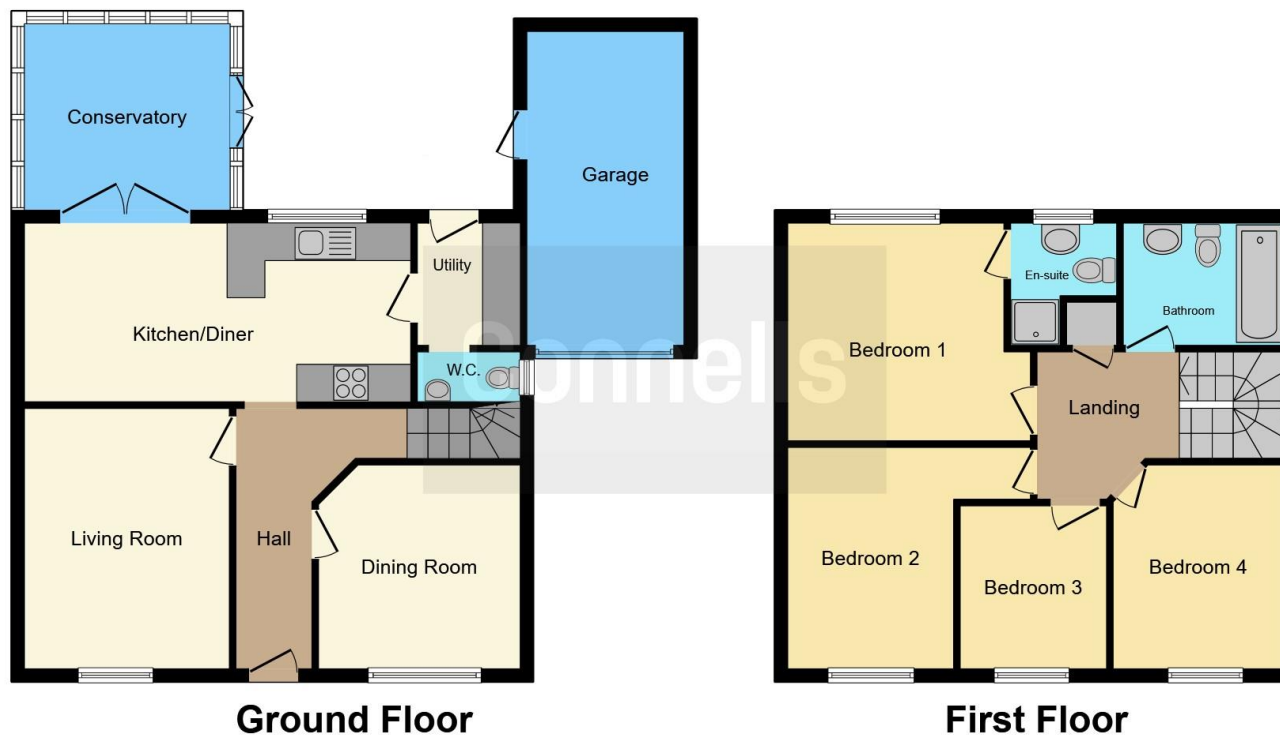
Rear Garden

Enclosed garden to the rear with a patio seating area with the most laid to lawn with flower bed borders, outside tap and a small sheltered seating area in the corner.









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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92 Cheap Street
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EPC Rating: B

Tenure: Freehold

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