



**Connells**

Quarr Lane Park Quarr Lane  
Sherborne



### 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

Door to the side and a radiator.

### Lounge

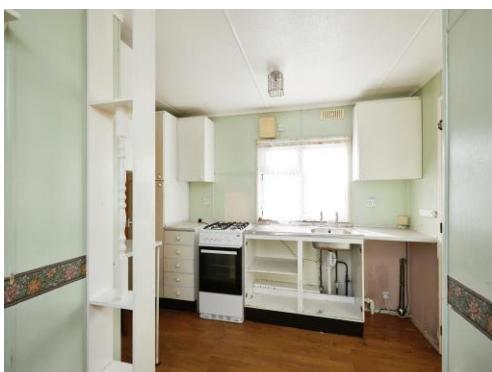
11' 7" x 10' 4" ( 3.53m x 3.15m )

Double glazed windows to the front and side, door to the side, television aerial socket and a radiator.

### Kitchen

11' 7" max x 10' 11" max ( 3.53m max x 3.33m max )

Double glazed windows to both sides, wall and base units, space for a fridge/freezer, stainless steel sink and drainer, work surfaces, plumbing for a washing machine, gas cooker point, radiator and a telephone point.



### Bedroom One

9' 11" x 7' 4" ( 3.02m x 2.24m )

Double glazed window to the side, built in wardrobes and a radiator.

## Bedroom Two

9' x 7' 4" ( 2.74m x 2.24m )

Double glazed window to the side, fitted wardrobe with cupboards above and a radiator.

## Bathroom

6' x 5' 6" max ( 1.83m x 1.68m max )

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

## Garden

The garden which is to the side of the park home is laid to lawn with a mature tree, one side laid to paving with an aluminium shed and gas tank.





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](http://www.focalagent.com)

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92 Cheap Street  
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EPC Rating:  
 Exempt

Council Tax  
 Band: A

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



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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