



Connells

Frylake Meadow
Yetminster Sherborne



Property Description

Yetminster is a village and civil parish in the English county of Dorset. It lies 4 miles south-west of Sherborne. Yetminster is a lovely village, situated on the River Wriggle and built almost entirely of honey coloured limestone. Yetminster does not lie on a main road and experiences mostly local traffic. It has its own railway station, which is sited close to the village centre. As well as the expected local store and pub, Yetminster still possesses a variety of village amenities and services, including a GP surgery and health centre, and a sports/social club with playing grounds and tennis court.

Entrance Hall

Door to the front, stairs to the first floor, solar panel controls, radiator and a telephone point.

Cloakroom

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

Lounge

13' 6" x 10' 11" (4.11m x 3.33m)

Double glazed window to the front, television aerial socket and a radiator.

Kitchen / Diner

18' 6" x 8' 1" (5.64m x 2.46m)

Double glazed door to the rear garden, double glazed windows to the rear and side, fitted kitchen with wall and base units, breakfast bar, work surfaces, integrated electric oven and hob with cooker hood, stainless steel sink and drainer, integrated fridge/freezer and the central heating boiler.

Landing

Access to the loft, radiator and airing cupboard housing the hot water tank.

Bedroom One

10' 10" x 10' 10" (3.30m x 3.30m)

Double glazed window to the rear and a radiator.

Bedroom Two

14' 7" plus door recess x 10' 10" max (4.45m plus door recess x 3.30m max)
Two double glazed windows to the front, fitted wardrobe, cupboard over the stairs and two radiators.

Bathroom

7' 1" x 6' 3" (2.16m x 1.91m)
Double glazed window to the rear, bath with mixer taps and a shower over, WC, wash hand basin, shaver point, extractor fan and a heated towel rail.

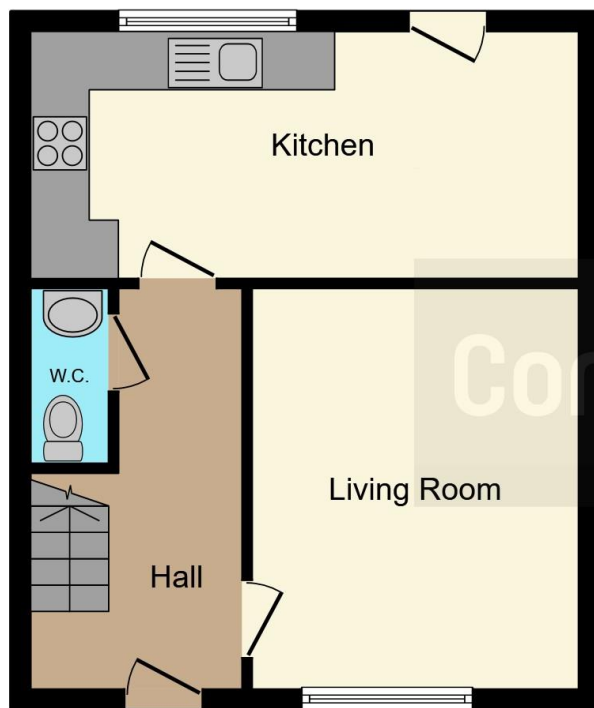
Parking

Two allocated parking spaces to the side of the property.

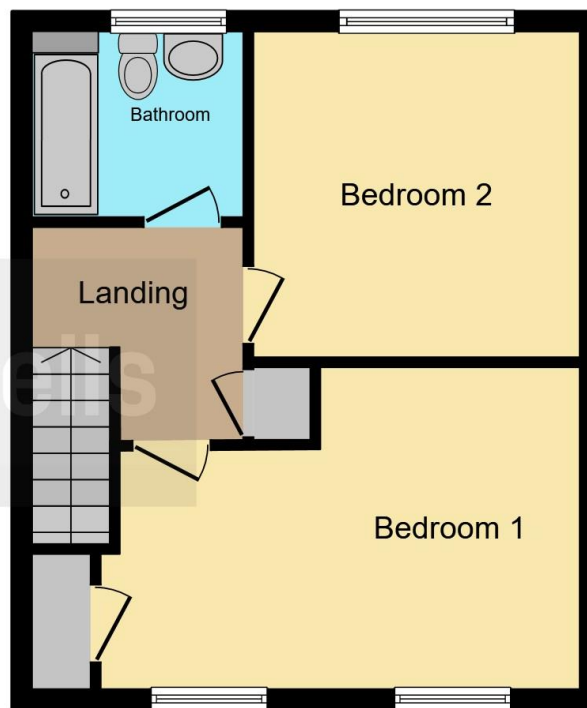
Rear Garden

Landscaped garden to the rear with decked, paved and gravel areas and the remainder laid to lawn, timber shed, flower bed borders, gate to the front, air source heat pump and an outside tap.





Ground Floor



First Floor

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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This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Nov 2015. 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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