



Connells

Ridgeway  
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

UPVC double glazed door to the front, understairs cupboard, stairs leading to the first floor, and telephone point.

### Cloakroom

Double glazed window to the front, wash hand basin with vanity unit under and WC.

### Lounge

17' 8" x 12' 11" max ( 5.38m x 3.94m max )

Double glazed window and patio doors to rear garden, 2 radiators and telephone point.

### Kitchen

10' 1" x 9' 3" ( 3.07m x 2.82m )

Double glazed window to the front, wall and base units and draws, work surfacing, breakfast bar, under counter lighting, 1 1/2 bowl sink/drain unit, space for fridge/freezer, plumbing for washing machine, integrated electric oven and gas hob with cookerhood over and wall radiator.

## Landing

Airing cupboard housing the gas central heating boiler and radiator, loft space via a fitted ladder, lighting and partial boarding.

## Bedroom One

13' x 10' 1" max ( 3.96m x 3.07m max )  
Double glazed window to the rear and radiator.

## Bedroom Two

10' 3" x 9' 6" ( 3.12m x 2.90m )  
Double glazed window to the front and radiator.

## Bedroom Three

7' 7" x 7' 2" ( 2.31m x 2.18m )  
Double glazed window to the rear and radiator.

## Bathroom

7' 11" x 5' 6" ( 2.41m x 1.68m )  
Double glazed window to the front, WC, heated towel rail, wash hand basin with vanity unit under, p-shaped bath with mixer taps and shower over.

## Rear Garden

42' approx x 23' Approx ( 12.80m approx x 7.01m Approx )  
Paved seating leading on to the remainder which is laid to lawn. The garden is south facing and comes with outside power and a timber shed.

## Front Garden

Laid to lawn with a path to the front door.

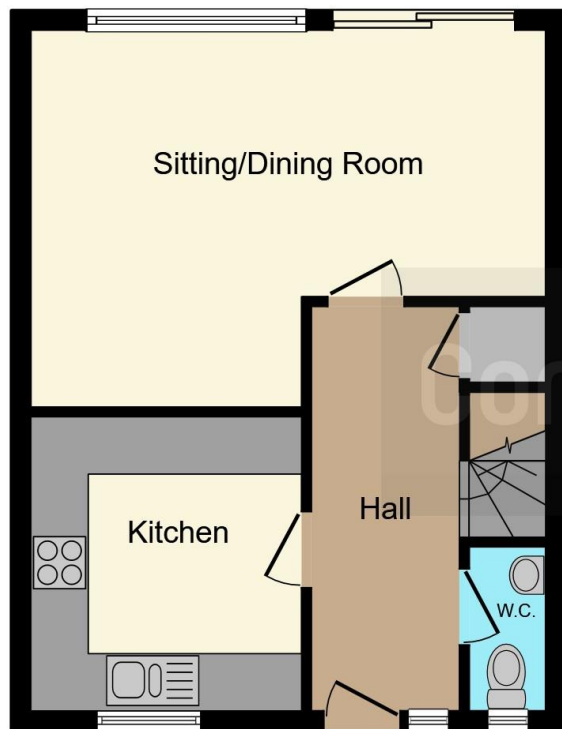




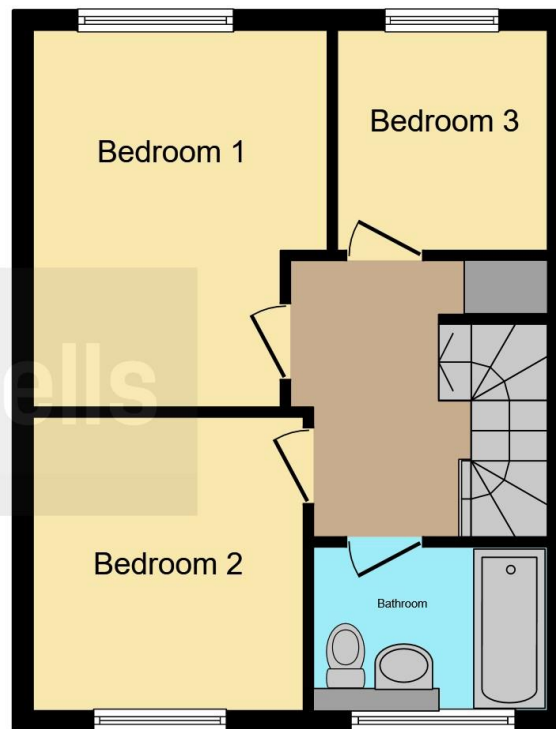








**Ground Floor**



**First Floor**

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92 Cheap Street  
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**EPC Rating: C**

Tenure: Freehold

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