



Connells

Clanfield
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.

Lounge

16' 1" x 12' 2" max (4.90m x 3.71m max)

Double glazed window to the front, stairs to the first floor, storage under the stairs, telephone point and a radiator.

Dining Room

12' 2" x 9' 7" (3.71m x 2.92m)

Double glazed french doors to the rear, radiator and open to the kitchen.

Kitchen

11' 2" x 10' 4" (3.40m x 3.15m)

Double glazed window to the rear, UPVC door to the side, fitted kitchen with wall and base units, breakfast bar, stainless steel sink and drainer, integrated oven and microwave, integrated 5 ring gas hob, cooker hood, space for a fridge and freezer and an upright radiator.

Utility Room

7' 2" x 6' 10" (2.18m x 2.08m)

The utility room has been created to the rear of the garage and comprises of wall and base units, work surfaces, plumbing for a washing machine and a stainless steel sink and drainer.

Shower Room

8' x 3' 10" (2.44m x 1.17m)

Shower cubicle, WC, wash hand basin, tiling to splash back, shaver point and an extractor fan.

Landing

Radiator and airing cupboard housing the gas central heating boiler.

Bedroom One

10' 2" x 9' 9" (3.10m x 2.97m)

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

Bedroom Two

12' 7" x 12' 3" max (3.84m x 3.73m max)

Double glazed window to the front, cupboard over the stairwell, radiator and access to the loft.

Bedroom Three

12' 1" x 7' 1" (3.68m x 2.16m)

Double glazed window to the front and a radiator.

Bathroom

12' 10" x 6' 4" (3.91m x 1.93m)

Roll top bath, walk in shower, WC, wash hand basin, heated towel rail, electric panel heater and a shaver point.

Rear Garden

To the rear the garden is landscaped with a sandstone tiled seating area, area laid to lawn, palm tree, gated area to the rear with raised beds and an outside tap and a water butt.

Parking

Driveway parking for one car.

Garage

8' 4" x 7' 2" (2.54m x 2.18m)

Garage storage space, the rear of the garage has been converted to a utility room, with double doors, power and lighting.









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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EPC Rating: C

Tenure: Freehold

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