



**Connells**

Cannon Court Mews  
Milborne Port Sherborne



# Cannon Court Mews Milborne Port Sherborne DT9 5RD

for sale  
**£350,000**



## Property Description

Milborne Port is a village and civil parish in Somerset east of Sherborne, and in the South Somerset district. The village is surrounded by green fields and countryside. The village is fortunate to have all the main services which a village needs - shops, post office, doctors' surgery, primary school, library, churches, pubs, playing fields, children's play areas, as well as a good range of clubs and societies.

### Entrance Hall

Double glazed door to the front, stairs to the first floor, telephone point and a radiator.

### Cloakroom

WC, wash hand basin with a vanity unit, extractor fan and an electric panel heater.

### Lounge

21' 2" x 11' 6" ( 6.45m x 3.51m )

Double glazed door and window to the rear, television aerial socket and two radiators.

### Kitchen / Breakfast Room

9' 4" x 9' 4" ( 2.84m x 2.84m )

Double glazed window to the front, fitted kitchen with wall and base units, work surfaces, integrated electric oven and gas hob, electric cooker point, washing machine, dishwasher and under counter fridge/freezer.

### Landing

Access to the loft which has a ladder and light, half landing with a double glazed window to the front.

### Bedroom One

13' 5" to wardrobe x 11' 6" ( 4.09m to wardrobe x 3.51m )

Double glazed window to the rear, fitted wardrobes, telephone point and a radiator.

## Bedroom Two

11' 6" x 10' 5" ( 3.51m x 3.17m )  
Double glazed window to the rear and a radiator.

## Bedroom Three

13' 4" max x 9' 4" ( 4.06m max x 2.84m )  
Double glazed window to the front, radiator and airing cupboard housing the gas central heating boiler and the hot water tank.

## Shower Room

6' 4" x 6' 3" ( 1.93m x 1.91m )  
Walk in shower, WC, wash hand basin, shaver point with a light and radiator with a heated towel rail.

## Rear Garden

Paved seating area with steps down to the rear gate, various patios for planting, small timber shed and access to the garage.

## Garage

16' 6" x 9' 7" max ( 5.03m x 2.92m max )  
Up and over door, double glazed door to the rear, storage in the roof space, power and lighting.

## Parking

There is private parking outside the garage.

## Agents Note

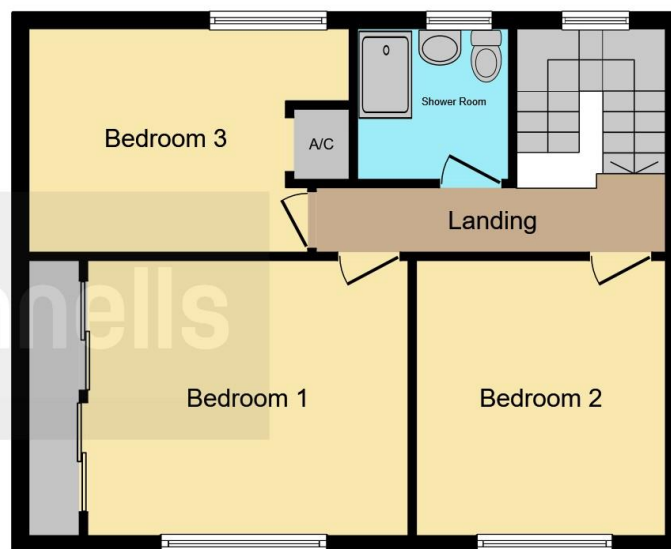
The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.







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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SHR306244](http://connells.co.uk/Property/SHR306244)**



Tenure: Freehold



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