



Connells

Joselin Court
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

Timber door to the front with double glazed panels, radiator and an under stairs cupboard.

Cloakroom

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

Lounge

17' 8" max x 11' 4" (5.38m max x 3.45m)

Double glazed bay window to the front, double glazed window to the side, gas fireplace, internal french doors into the entrance hall and a radiator.

Dining Room

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed french doors to the rear, telephone point and a radiator.

Kitchen

11' 7" x 7' 5" (3.53m x 2.26m)

Double glazed window to the front, fitted kitchen with wall and base units, sink and drainer, integrated fridge/freezer, plumbing for a washing machine, integrated electric oven and gas hob, plumbing for a washing machine, radiator and a wall cupboard housing the gas central heating boiler.

Conservatory

10' 10" x 10' 3" (3.30m x 3.12m)

Timber and brick base conservatory with french doors and windows to the front and side.

Landing

Airing cupboard housing the hot water tank, access to the loft and a radiator.

Bedroom One

11' 4" x 10' 3" plus recess (3.45m x 3.12m plus recess)

Double glazed sash window to the front, double glazed window to the side, Walk in wardrobe (6'2 x 4'8), telephone point, television aerial socket and a radiator.

Ensuite

6' 10" x 6' 3" (2.08m x 1.91m)

Double glazed window to the side, walk in shower, WC, wash hand basin, extractor fan, shaver point and a radiator.

Bedroom Two

9' 10" x 8' 8" max (3.00m x 2.64m max)

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

Bedroom Three

11' 9" x 7' 5" (3.58m x 2.26m)

Double glazed sash window to the front and a radiator.

Bathroom

7' 5" x 6' 5" (2.26m x 1.96m)

Double glazed window to the front, bath with mixer taps and shower attachment, WC, wash hand basin, shaver point, extractor fan and a radiator.

Garden

The garden is mainly laid to gravel for ease of maintenance with mature flower beds to the edges.

Garage

17' 8" x 8' 2" (5.38m x 2.49m)

Up and over door, power and lighting.

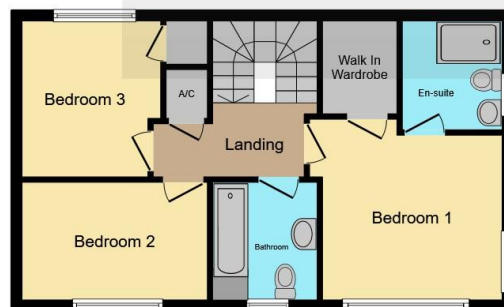








Ground Floor



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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92 Cheap Street
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EPC Rating: Awaiting
 Council Tax Band: F

Tenure: Freehold

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