



The Lofthouse Ludbourne Road
Sherborne DT9 3NJ

for sale offers in excess of
£270,000



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

Double glazed door to the front, stairs to the first floor and a cupboard housing the electric meter and consumer unit.

Bedroom

19' 8" max x 11' 7" max (5.99m max x 3.53m max)

Double glazed window to the front, built in wardrobes, under stairs cupboard, cupboard with built in washing machine and a tumble and a television aerial socket.

Bathroom

9' 5" max x 5' 8" max (2.87m max x 1.73m max)

Bath with mixer taps and a shower attachment, wash hand basin with storage under, WC with electric lid and bidet and a heated towel rail.

Open Plan Living Space

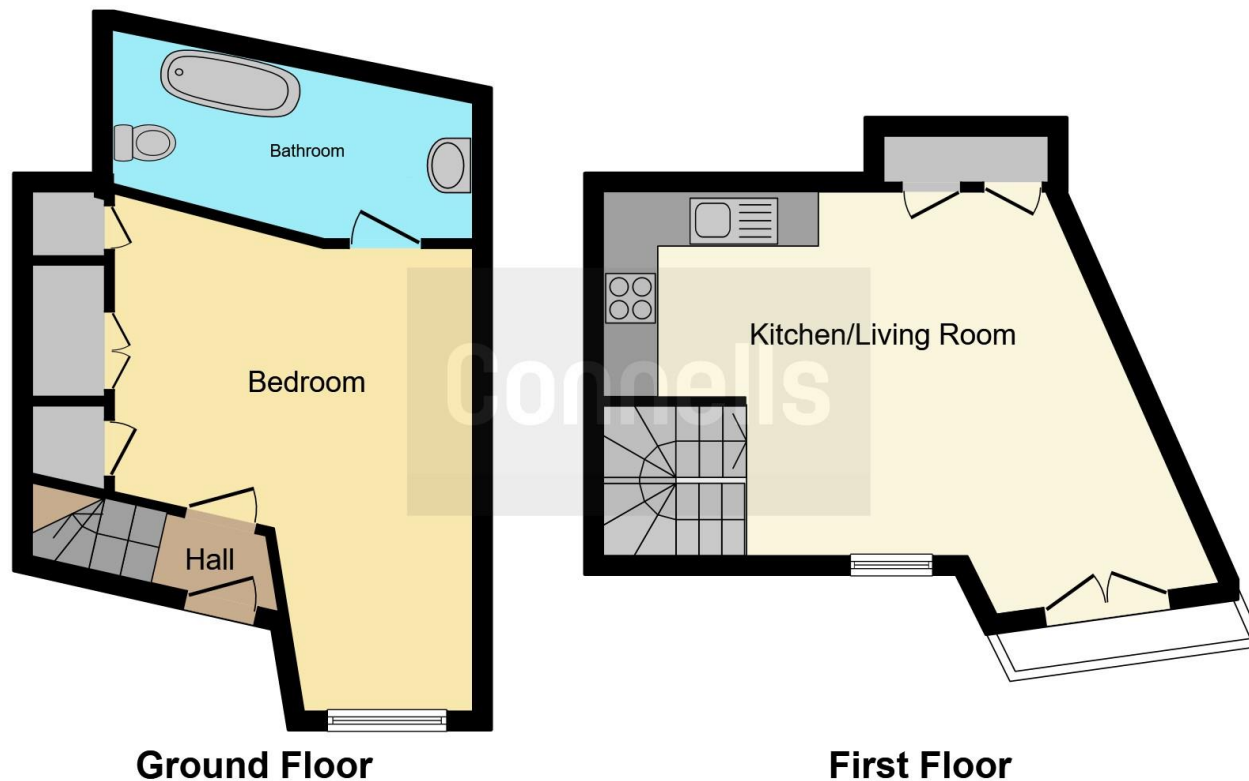
19' 4" x 16' 7" (5.89m x 5.05m)

Open plan living space with double glazed french doors leading to the balcony, television aerial socket, double glazed window to the front and two velux windows. Fitted kitchen with base units, work surfaces, sunken sink, integrated appliances including electric oven and hob, fridge/freezer and dishwasher . Cupboard housing the Worcester Bosch boiler and a water softener.

Balcony

9' 3" x 5' 4" (2.82m x 1.63m)





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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T 01935 812 155
E sherborne@connells.co.uk

92 Cheap Street
 SHERBORNE DT9 3BJ

EPC Rating: C Council Tax
 Band: B

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Tenure: Freehold



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