



Connells

Mulberry House Canon Woods Close
Sherborne

Mulberry House Canon Woods Close Sherborne DT9 6FH

for sale
£130,000



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

Door to the hall, telephone point and a cupboard housing the electric meter, consumer unit and the under floor heating controls.

Lounge

17' 7" x 12' 10" Max (5.36m x 3.91m Max)

Double glazed window to the front, double glazed door leading to the balcony, television aerial socket and a telephone point.

Kitchen

10' 2" x 9' (3.10m x 2.74m)

The kitchen is open to the lounge with wall and base units, work surfaces, sink and drainer, USB sockets, cooker hood and integrated appliances including fridge/freezer, dishwasher, washing machine, oven, hob and microwave.

Bedroom

11' 8" to wardrobe x 10' 4" (3.56m to wardrobe x 3.15m)
Double glazed window to the front, fitted wardrobes and USB sockets.

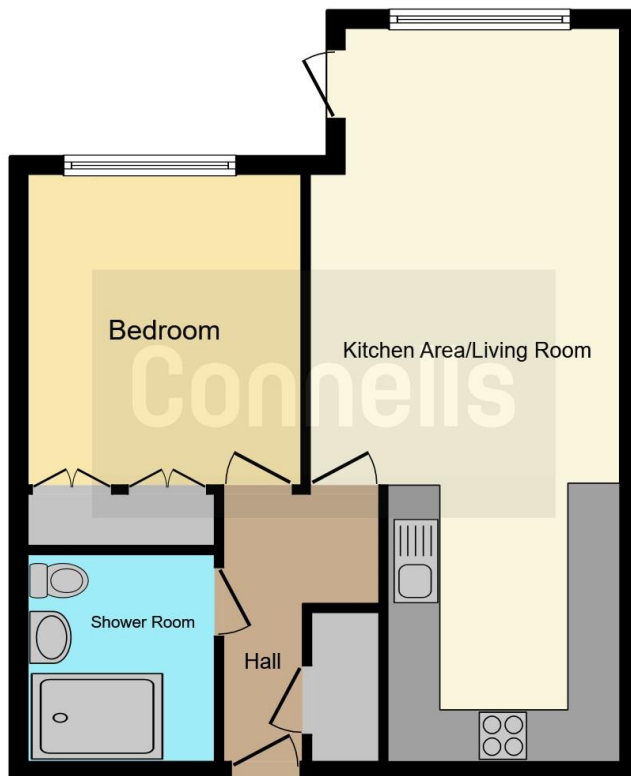
Ensuite

7' 7" x 5' 6" (2.31m x 1.68m)
Walk in shower, WC, wash hand basin, tiling, heated towel rail and an extractor fan.

Parking

Allocated parking space.





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

To view this property please contact Connells on

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92 Cheap Street
 SHERBORNE DT9 3BJ

EPC Rating: B Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SHR306347

This is a Leasehold property with details as follows; Term of Lease 123 years from 30 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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