





# Thornbank Court Long Street Sherborne DT9 3BS

for sale guide price  
**£350,000**



## Property Description

Don't miss this fantastic opportunity to own a well presented three bedroom mid-terrace house in one of Sherborne's most desirable areas. Offered to the market with NO ONWARD CHAIN, this property is ideal for families, first time buyers or investors alike.

The ground floor features spacious lounge/diner with french doors on to the garden, a well equipped kitchen and a convenient cloakroom. To the rear you'll find a low maintenance garden laid to patio, perfect for relaxing or entertaining. Upstairs the property offers three bedrooms and family bathroom providing comfortable and versatile living space. Garage and off street parking.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Timber door to the front and a radiator.

## Cloakroom

Double glazed window to the front, WC, wash hand basin with vanity unit and a radiator.

## Lounge/Diner

22' 5" x 14' 9" max ( 6.83m x 4.50m max )

Double glazed window to the front, double glazed patio doors to the rear, stairs to the first floor, under stairs cupboard, telephone point, television aerial socket and two radiators.

## Kitchen

13' 1" x 8' 8" max ( 3.99m x 2.64m max )

Double glazed window to the rear, single glazed wooden door to the rear, fitted kitchen with wall and base units, 1 1/2 bowl sink and drainer, space for a fridge/freezer, integrated electric oven and hob, plumbing for a washing machine, gas central heating boiler and a radiator.

## Landing

## Bedroom One

11' 9" x 11' 3" plus door recess ( 3.58m x 3.43m plus door recess )

Double glazed window to the rear, access to the loft, two built in wardrobes, telephone point, television aerial socket and a radiator.

## Bedroom Two

9' 2" x 6' 8" ( 2.79m x 2.03m )

Double glazed window to the front and a radiator.

## Bathroom

8' 7" x 7' 4" ( 2.62m x 2.24m )

Single glazed window to the rear, bath with mixer taps and a shower over, WC, wash hand basin, radiator and an airing cupboard housing the hot water tank.

## Rear Garden

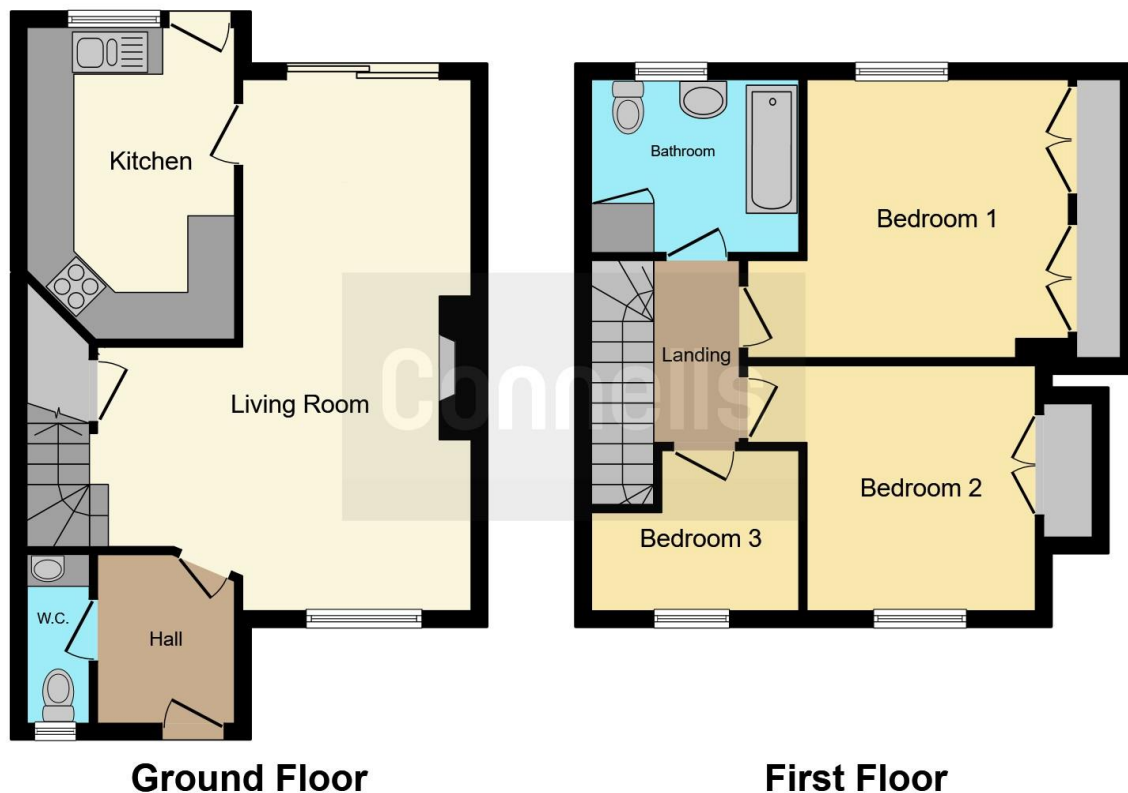
To the rear the garden is paved with flower beds.

## Parking

Garage and off street parking.







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: D Council Tax  
 Band: E

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Tenure: Freehold



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Property Ref: SHR306263 - 0003