Bainton House South Street
Sherborne

Bainton House South Street
Sherborne DT9 3LY

Property Description

Located in the heart of Sherborne, this well-presented two-bedroom ground floor apartment offers comfortable and convenient living. The property features a master bedroom with en-suite, a bright and spacious lounge, and a well-equipped kitchen with double doors leading into a charming conservatory - perfect for relaxing or entertaining.

Entrance Hall

Front door with window panel, large storage cupboard and further cupboard housing the electric consumer unit.

Lounge

18' 5" x 14' 7" (5.61m x 4.45m)
Two double glazed windows to the side, ornate fireplace, built in cupboard with shelves, two radiators, television aerial socket and a hidden cupboard housing the gas central heating boiler.

Kitchen

14' 5" x 10' 2" (4.39m x 3.10m)
Double glazed window to the rear, door into the conservatory, fitted kitchen with wall and base units, island in the centre, sink and drainer, oven with an extractor fan, built in dishwasher, space for a fridge/freezer and kick board heater.

Conservatory

Conservatory with double doors, double glazed windows, solid roof and a window seat with storage.

Bedroom One

14' 3" x 12' 2" (4.34m x 3.71m)
Two double glazed windows to the front, door to the ensuite, built in cupboard and a radiator.

Ensuite

12' 4" x 3' 10" (3.76m x 1.17m)
Large shower cubicle, under floor heating, WC, wash hand basin, heated towel rail and an extractor fan.

Bedroom Two

12' 11" x 12' 9" (3.94m x 3.89m)
Double glazed window to the front, built in wardrobe, wood panelling, radiator and a further cupboard.

Dressing Room / Storage Room

8' 8" max x 8' 2" max (2.64m max x 2.49m max)
Built in wardrobes and a shelving.

Bathroom

9' 11" x 7' 4" (3.02m x 2.24m)
Double glazed window over the patio, small spa bath with a shower over, WC, wash hand basin, heated towel rail, a water softener and a laundry cupboard housing the washing machine.

Utility Room

Doors off the bathroom to a utility room which has a window, water softener, plumbing for a washing machine and shelving.
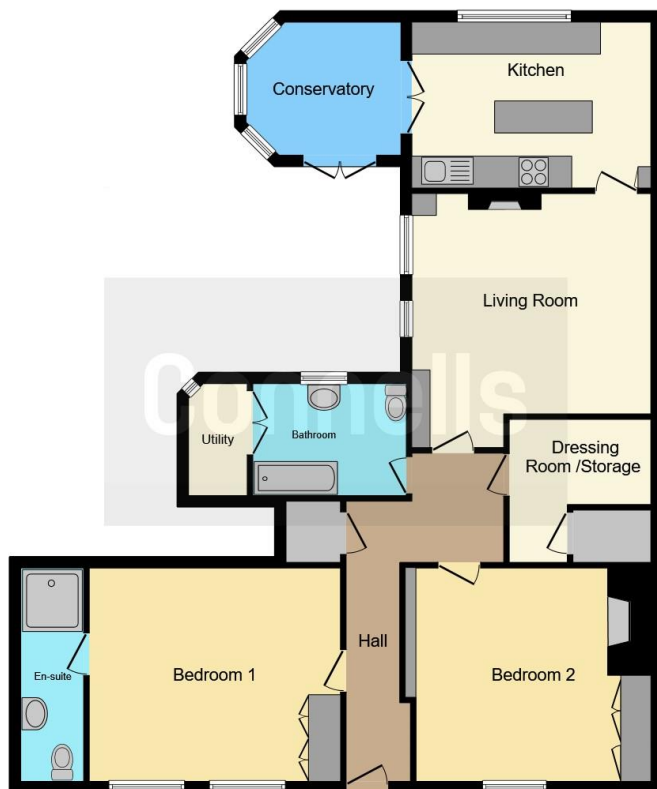
Parking

Ample parking.

Agents Note

Third share of the freehold.

Floor plan labels:
- Conservatory
- Kitchen
- Living Room
- Utility
- Bathroom
- Dressing Room /Storage
- En-suite
- Bedroom 1
- Hall
- Bedroom 2

Connells

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: D

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: 1200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SHR304773

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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