



Connells

St. Swithins Close
Sherborne



Property Description

Connells are pleased to offer to the market this three bedroom property. The property is well located on the development of St Swithins Close. Set back from the road with a pleasant green frontage and side access. The rear walled garden has a wonderful private aspect. With three generous bedrooms, this property offers an accessible and comfortable living space for a wide and varied buyer.

Entrance Hall

Double glazed door to the front, parquet flooring, stairs to the first floor, understairs cupboard and a radiator.

Utility / Cloakroom

6' 5" x 5' 6" (1.96m x 1.68m)

Double glazed frosted window to the front, wall and base units, stainless steel sink and drainer, plumbing for a washing machine, work surfaces, WC and a radiator.

Lounge / Diner

19' 11" x 12' 1" (6.07m x 3.68m)

Bifold doors on to the garden, parquet flooring, built in book shelves, wood burner and two radiators.

Kitchen

9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed window to the front, fitted kitchen with wall and base units, work surfaces, space for a fridge/freezer, Bosch integrated double oven and 4 ring gas hob, cooker hood, serving hatch to the lounge/diner, upright radiator and the wall mounted gas central heating boiler.

Landing

Double glazed window to the front, radiator, storage cupboard and access to the loft with a ladder.

Bedroom One

10' 3" x 10' 2" max (3.12m x 3.10m max)

Double glazed window to the rear, two single built in wardrobes and a radiator.

Bedroom Two

11' 11" x 9' 4" (3.63m x 2.84m)

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

Bedroom Three

9' 4" x 6' 11" (2.84m x 2.11m)

Double glazed window to the front, single built in wardrobe and a radiator.

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

Double glazed frosted window to the front, walk in shower, WC, wash hand basin with vanity unit under and a heated towel rail.

Front Garden

Path to the front door with a small flower bed under the window and an outside tap.

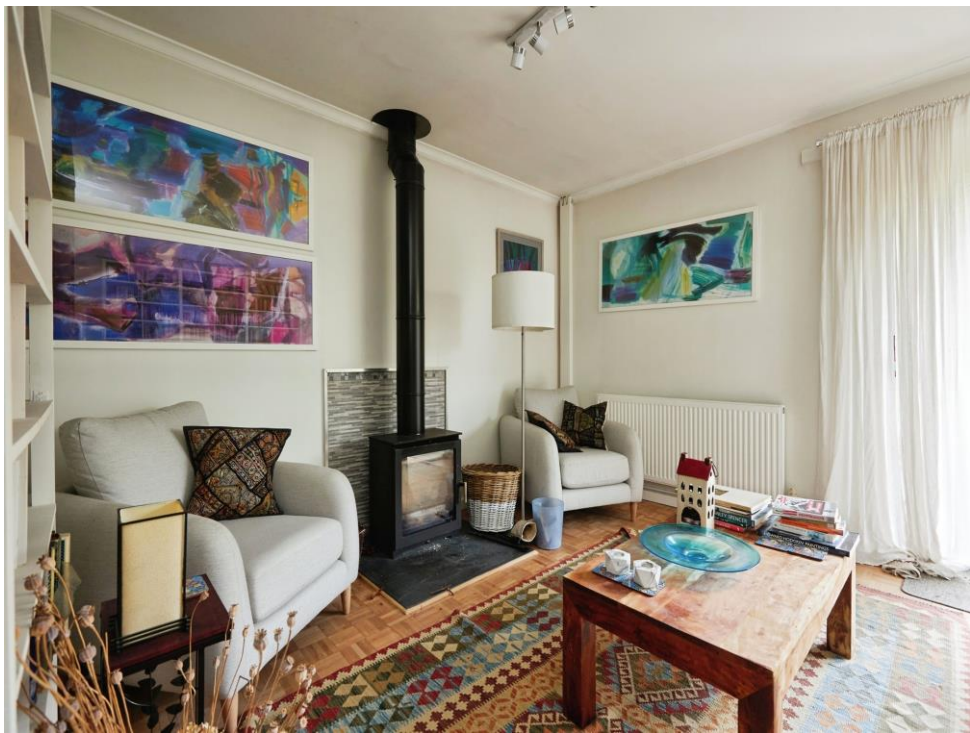
Rear Garden

To the rear there is a fully enclosed garden to the rear which is laid to paving with raised beds and a pergola, gate to the side, outside tap, log store and a small timber shed.

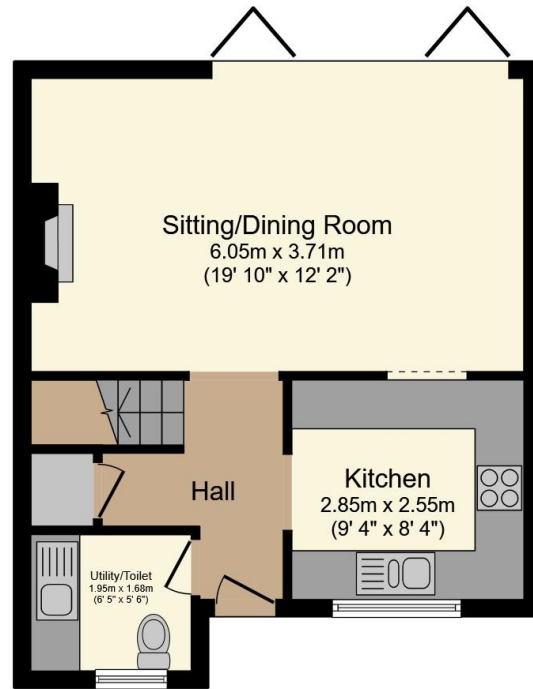
Garage

Garage in a block, last one on the right.

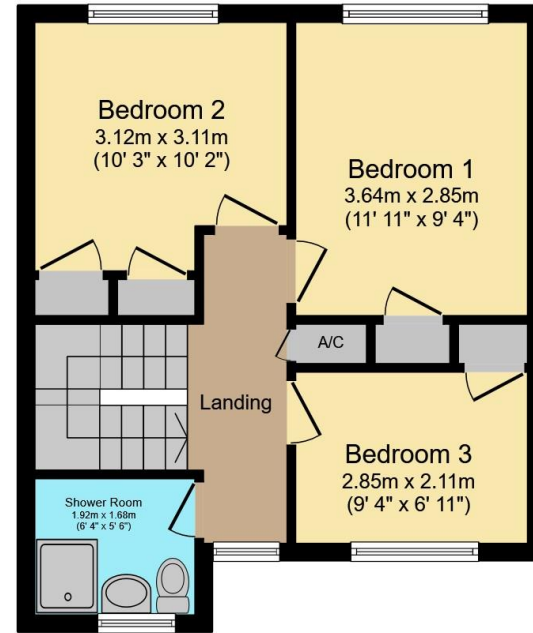








Ground Floor



First Floor

Total floor area 81.0 m² (872 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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

92 Cheap Street
SHERBORNE DT9 3BJ

EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SHR305771



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHR305771 - 0005