







## 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.

## Ground Floor Reception Room

Double glazed sash window to the front and a radiator.

## Kitchen / Diner

Fitted kitchen with wall and base units, stainless steel sink and drainer, space for a fridge/freezer, integrated washing machine and dishwasher, wall cupboard housing the gas central heating boiler, Stoves 7 ring/ 3 oven cooker and a cooker hood.

## Cloakroom

Double glazed sash window to the front, WC, wash hand basin, electric consumer unit and a radiator.

## Lounge

Double glazed sash window to the rear, double glazed french doors on to a juliet balcony, television aerial socket and a telephone point.

## Bedroom One

Double glazed sash window to the front and a radiator.



## Shower Room

Double glazed sash window to the front, shower cubicle, WC, wash hand basin, extractor fan, shaver point and a heated towel rail.

## Second Floor Landing

Access to the loft and cupboard over the stairwell.

## Bedroom Three

Double glazed sash window to the rear, television aerial socket and a radiator.

## Ensuite

Shower cubicle, WC, wash hand basin, extractor fan and a heated towel rail.

## Bedroom Two

Double glazed sash window to the front and a radiator.

## Bedroom Four

Double glazed sash window to the rear and a radiator.

## Bathroom

Double glazed sash window to the rear, bath with mixer taps and a shower attachment, WC, wash hand basin, extractor fan and a heated towel rail.

## Parking

Single garage with an up and over door with off street parking in front.

## Rear Garden

To the rear there is a decked seating area off the kitchen/diner with the remainder laid to lawn and a gate to the rear.



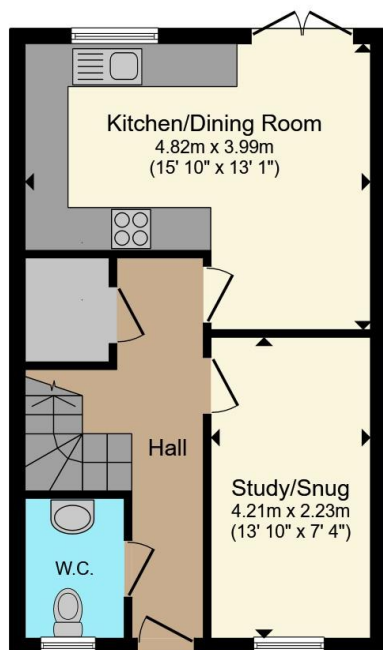




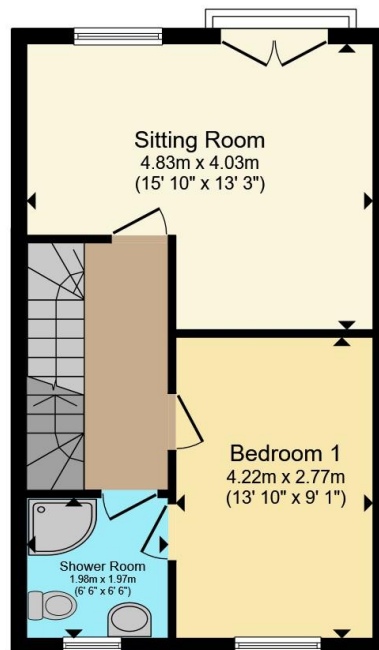




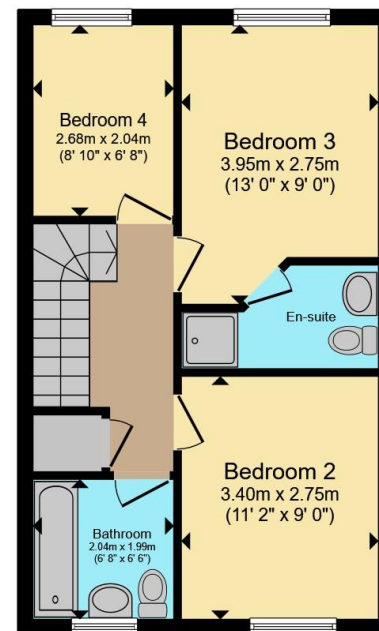




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 120.3 m<sup>2</sup> (1,294 sq.ft.) approx

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92 Cheap Street  
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EPC Rating: B Council Tax  
Band: E

Tenure: Freehold

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