



Connells

Northfield
Yetminster Sherborne



Property Description

Yetminster is a village and civil parish in the English county of Dorset. It lies 4 miles south-west of Sherborne. Yetminster is a lovely village, situated on the River Wriggle and built almost entirely of honey coloured limestone. Yetminster does not lie on a main road and experiences mostly local traffic. It has its own railway station, which is sited close to the village centre. As well as the expected local store and pub, Yetminster still possesses a variety of village amenities and services, including a GP surgery and health centre, and a sports/social club with playing grounds and tennis court.

Entrance Hall

UPVC door to the front, double glazed window to the front, stairs to the first floor, under stairs cupboard, telephone point and a radiator.

Cloakroom

WC, wash hand basin, partially tiled, heated towel rail and an extractor fan.

Lounge

19' 6" x 10' 5" (5.94m x 3.17m)

Double glazed window to the front, telephone/TV and satellite points, double glazed french doors to the garden and two radiators.

Kitchen

19' 6" x 10' 4" (5.94m x 3.15m)

Double glazed window to the front, french doors to the rear, fitted kitchen with wall and base units, work surfaces, breakfast bar, stainless steel sink and drainer, integrated double oven and gas hob, cooker hood, integrated dishwasher and fridge/freezer, cupboard housing the gas central heating boiler and two radiators.

Utility Cupboard

Work surfaces and plumbing for a washing machine.

Landing

13' 11" max x 12' 4" max (4.24m max x 3.76m max)
Double glazed window to the front.

Bedroom One

12' 1" max x 10' 5" max (3.68m max x 3.17m max)

Double glazed window to the front, built in wardrobe, telephone and television points and a radiator.

Ensuite

8' 1" max x 4' 3" max (2.46m max x 1.30m max)

Double glazed window to the side, shower cubicle with a drench shower head and a shower attachment, WC, wash hand basin, shaver point, extractor fan and a heated towel rail.

Bedroom Two

10' 6" x 9' 10" plus door recess (3.20m x 3.00m plus door recess)

Double glazed window to the rear, television and telephone sockets and a radiator.

Bedroom Three

10' 6" x 9' 5" (3.20m x 2.87m)

Double glazed window to the front, television and telephone aerial sockets and a radiator.

Bathroom

9' 9" max x 8' 5" max (2.97m max x 2.57m max)

Double glazed window to the rear, bath with a shower over, WC, wash hand basin, extractor fan, shaver point, heated towel rail and an ethernet connection.

Office

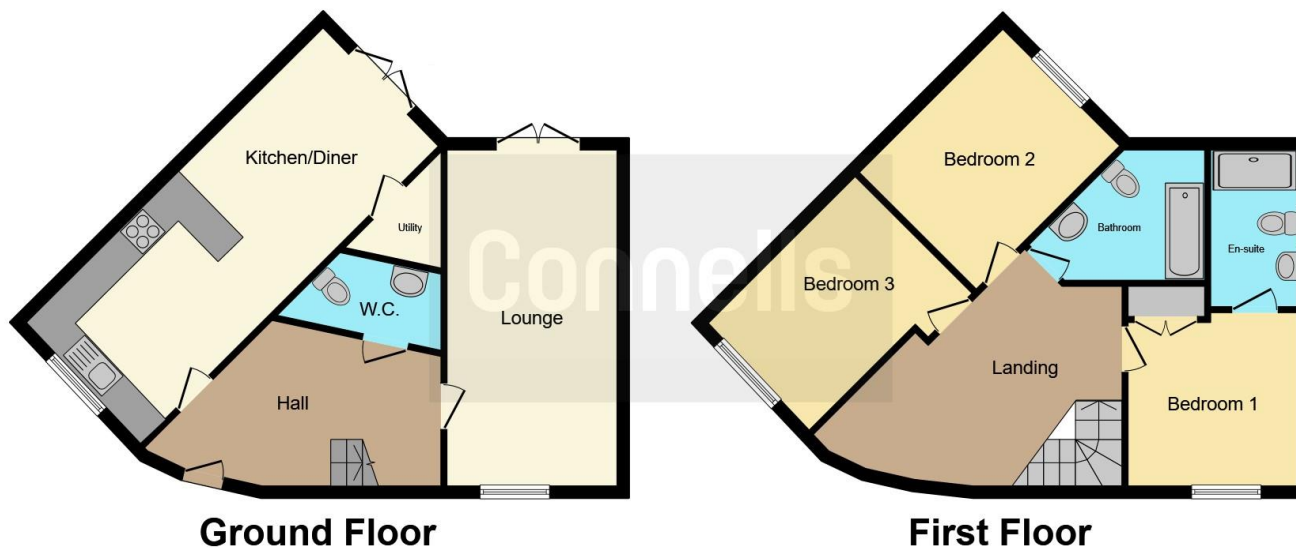
7' 9" x 5' 11" (2.36m x 1.80m)

Fully insulated with double glazed french doors to the garden, double glazed window to the side, power, lighting, it's own separate consumer unit and storage to the rear (7'11 x 2'10).

Rear Garden

Laid to lawn with paved seating, outside tap and access gate to the side leading to the parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/SHR305668

Tenure: Freehold



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