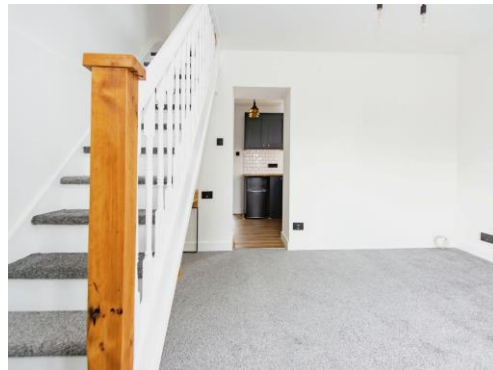




**Connells**

Reads Cottages South Street  
Leigh Sherborne



### Property Description

Connells are pleased to offer to the market this two bedroom mid-terrace property in the village location of Leigh a short drive from Sherborne. With lounge and kitchen and bathroom on the ground floor, two bedrooms on the first floor. Outside there is an enclosed garden to the rear. Leigh is a village and civil parish in the county of Dorset in southern England, situated approximately 5 miles south-southwest of Sherborne.

### Lounge

10' 11" x 10' plus recess under stairs ( 3.33m x 3.05m plus recess under stairs )  
Double glazed window to the front, stairs to the first floor, USB sockets, telephone point, television aerial socket and a radiator.

### Kitchen

8' 10" x 6' 10" ( 2.69m x 2.08m )  
Double glazed window to the side, kitchen with wall and base units, work surfaces, sink and drainer, integrated electric oven and hob, plumbing for a washing machine and space for an under counter fridge.

### Rear Hall

Door to the rear, radiator and a WC housing the electric meter and consumer unit

### Landing

Stairs from the lounge, cupboard housing the hot water tank and access to the loft.

### Bedroom One

12' 1" x 8' 11" ( 3.68m x 2.72m )  
Double glazed window to the side, USB sockets and a radiator.

### Bedroom Two

11' 4" max x 10' 7" plus recess ( 3.45m max x 3.23m plus recess )  
Double glazed window to the front, boiler cupboard, USB sockets and a radiator.

## Bathroom

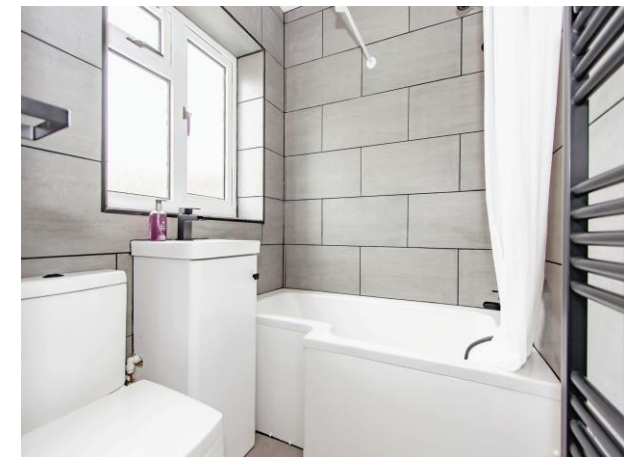
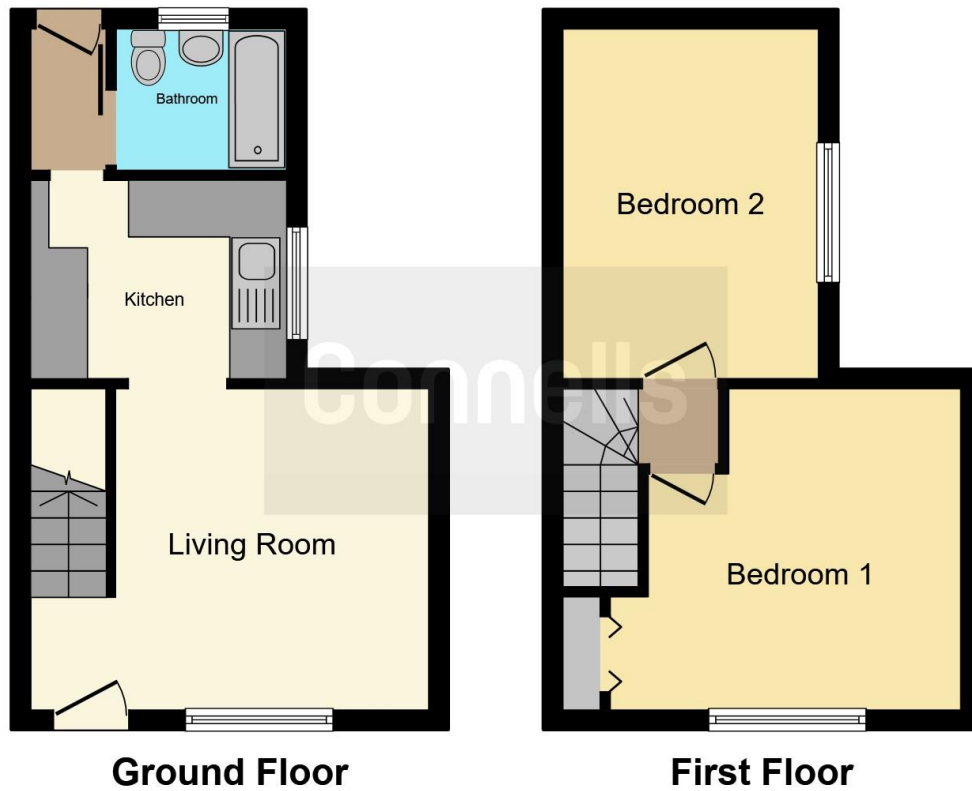
5' 7" x 4' 9" ( 1.70m x 1.45m )

Double glazed window to the rear, P shaped bath with a shower over, WC, wash hand basin with vanity unit and a heated towel rail.

## Rear Garden

To the rear the garden is mainly laid to lawn with a small area laid to gravel.





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: E**

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Tenure: Freehold



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