



**Connells**

Canon Woods Close  
Sherborne



## Property Description

Connells are pleased to offer to the market this two bedroom semi-detached shared ownership property. The property is situated a popular over 55's retirement complex in the town of Sherborne. With lounge, kitchen, study and cloakroom on the ground floor. Two bedrooms on the first floor, ensuite to the master bedroom and bathroom. There is a garden to the rear and allocated parking.

With an active community and social events group, bistro, bar and numerous activities to cater for a wide range of needs.

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.

### Entrance Hall

Door to the front, stairs to the first floor, telephone/wifi point and an understairs cupboard.

### Cloakroom

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

Double glazed window to the front, WC, wash hand basin, heated towel rail and an extractor fan.

### Study

13' 7" x 8' ( 4.14m x 2.44m )

Double glazed window to the front.

## Lounge

13' 7" x 12' 2" ( 4.14m x 3.71m )

Double glazed french doors to the garden and a television aerial socket.

## Kitchen

15' 1" x 11' 9" ( 4.60m x 3.58m )

Double glazed window to the rear, double glazed french doors to the side, skylight, fitted kitchen with wall and base units, integrated appliances including washing machine, dishwasher, fridge/freezer and oven and hob and a sink and drainer.

## Landing

Cupboard housing the central heating boiler.

## Bedroom One

17' 11" max x 11' 1" ( 5.46m max x 3.38m )

Two double glazed windows to the rear, fitted wardrobes, television aerial socket and USB socket.

## Ensuite

7' 7" x 5' 11" ( 2.31m x 1.80m )

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

## Bedroom Two

13' 7" x 9' 1" ( 4.14m x 2.77m )

Double glazed window to the front, fitted wardrobes with drawers and shelving, USB sockets and access to the loft.

## Shower Room

7' 7" x 4' 10" ( 2.31m x 1.47m )

Walk in shower, wash hand basin with vanity unit, large mirror, heated towel rail, extractor fan and a shaver point.

## Rear Garden

Enclosed garden to the rear with gate to the parking area, paved seating area, lawn, flower beds, small shed, bin store and outside power and tap.

## Parking

Allocated parking at the property.

## Agents Note

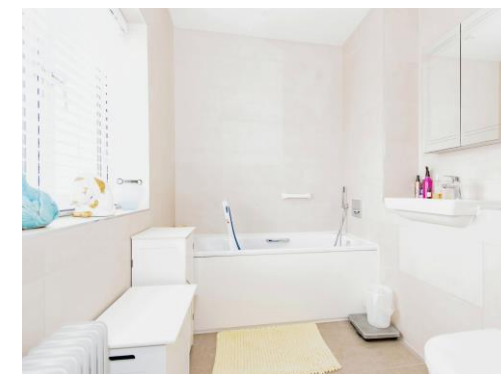
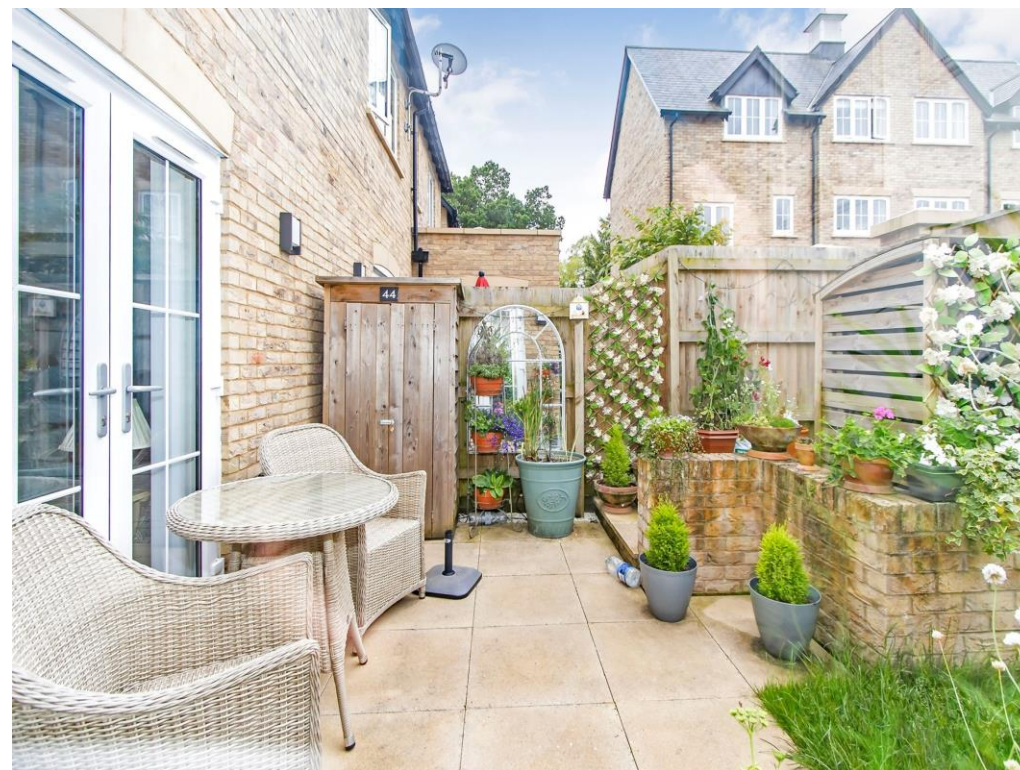
Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

## Communal Areas

This thriving retirement community offers a wide range of activities for all those living there. The Bistro offers a lunch time meal every day Monday-Friday, a supper club once a month and a Sunday roast every other Sunday.

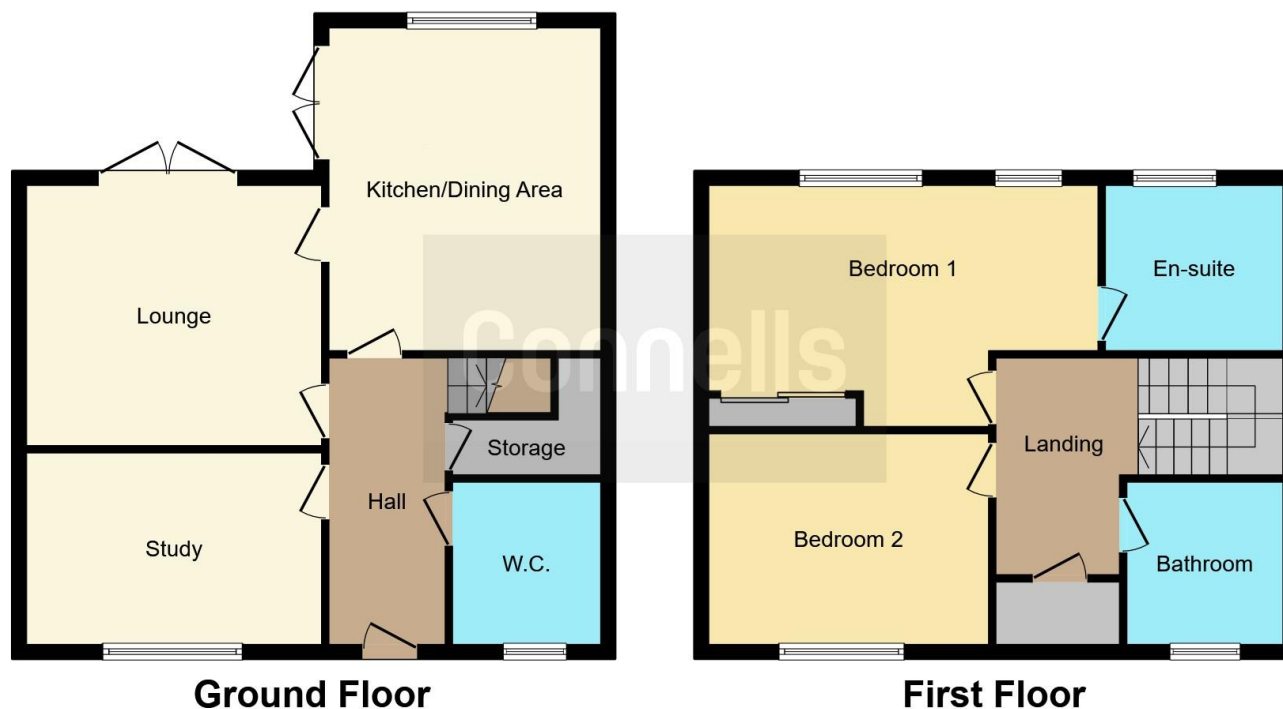
There is also a bar facility which is open until 20:30pm on a Friday and a couple of hours on a Saturday.

There is an active community with social events group offering numerous events for everyone including an activity room which offers yoga classes and table tennis to name a few, library and visiting hair dresser and chiropodist you area able to book an appointment with.









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)

To view this property please contact Connells on

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92 Cheap Street  
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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SHR306030](http://connells.co.uk/Property/SHR306030)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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