



Connells

Tinneys Lane  
Sherborne



### Property Description

This three bedroom property in the town of Sherborne with NO ONWARD CHAIN is one not to be missed. Benefiting from 10 solar panels which provide hot water and feed the tariff which generates approximately £600 per annum. On the ground floor is a spacious lounge/diner with doors leading on to the low maintenance garden to the rear and fitted kitchen with integrated oven and hob. On the first floor the property has three bedrooms, family bathroom and ensuite to the master bedroom. There is a garage and driveway parking with the property.

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 point and a radiator.

### Cloakroom

Double glazed window to the front, WC, wash hand basin with vanity unit and a radiator.

### Lounge

18' 1" x 16' 6" max ( 5.51m x 5.03m max )

Double glazed window to the front, double glazed french doors to the garden, electric fire place and two radiators.

### Kitchen

9' 10" x 9' 2" plus door recess ( 3.00m x 2.79m plus door recess )

Double glazed window to the rear and door to the side, fitted kitchen with wall and base units, work surfaces, integrated electric oven and hob, cooker hood, electric cooker point, plumbing for a washing machine and dishwasher, wall mounted gas central heating boiler, stainless steel sink and drainer, space for a fridge/freezer and the under stairs cupboard.

### Landing

Double glazed window to the front, access to the loft, radiator and airing cupboard housing the hot water tank.

### **Bedroom One**

11' 9" x 9' plus door recess ( 3.58m x 2.74m plus door recess )  
Double glazed window to the rear, built in wardrobe, telephone point and a radiator.

### **Ensuite**

8' 9" max x 5' max ( 2.67m max x 1.52m max )  
Double glazed window to the front, shower cubicle, WC, wash hand basin with vanity unit, radiator and an extractor fan.

### **Bedroom Two**

8' 10" x 8' 6" plus door recess ( 2.69m x 2.59m plus door recess )  
Double glazed window to the front, built in wardrobe and a radiator.

### **Bedroom Three**

10' 4" x 8' 7" ( 3.15m x 2.62m )  
Double glazed sash window to the front and a radiator.

### **Bathroom**

8' 1" max x 5' 6" max ( 2.46m max x 1.68m max )  
Double glazed window to the rear, bath with mixer taps and a shower attachment, WC, wash hand basin, shaver point, radiator and an extractor fan.

### **Garage**

Single up and over door, storage in the roof space and power and lighting.

### **Rear Garden**

The enclosed rear garden is laid to paving with raised flower bed borders and a gate to the side.

### **Parking**

Garage and driveway parking with the property.

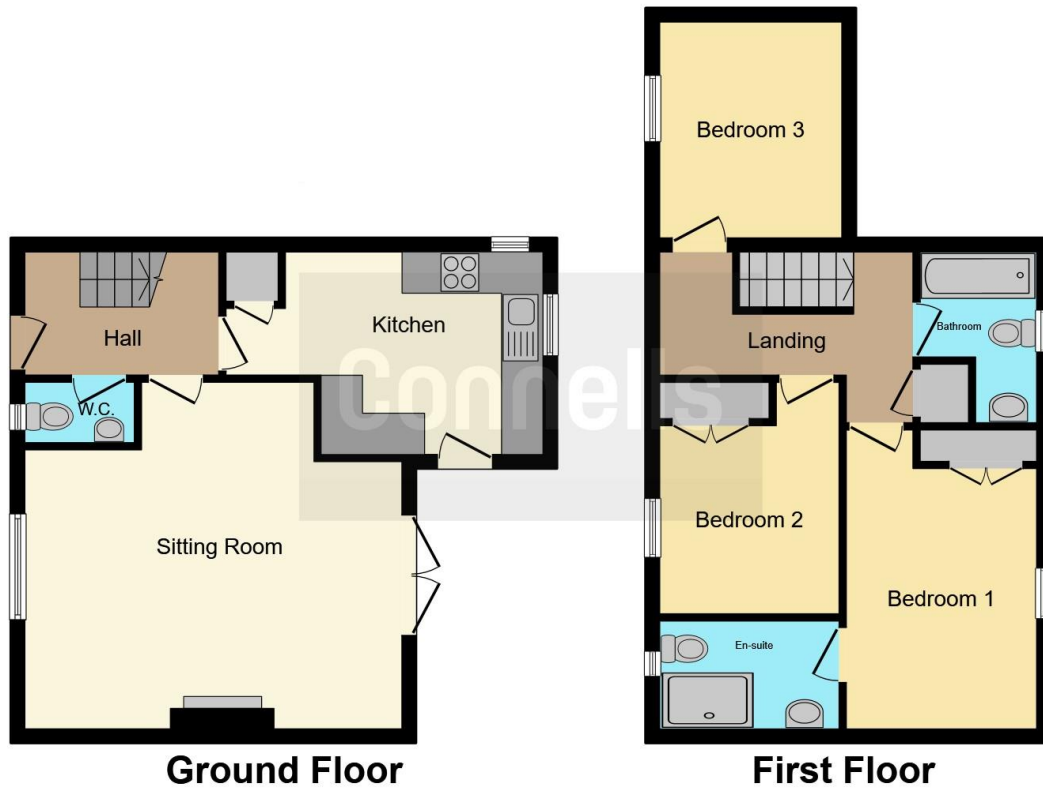
### **Agents Note**

There is a flying freehold over the adjacent property garage access.

### **Solar Panels**

10 solar panels which provide free hot water and feed the tariff which generates approximately £600 per annum.





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: B**

**view this property online [connells.co.uk/Property/SHR306092](http://connells.co.uk/Property/SHR306092)**

Tenure: Freehold



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