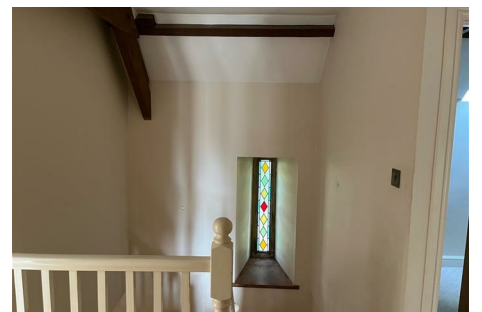




**CHAFFERS**  
ESTATE AGENTS



## Bathwell Lane

Milborne Port, Sherborne, DT9 5AN

A charming 3 bedroom mid terraced, in a sought after gated development with two allocated parking spaces.

**£1,300 PCM**

Council Tax Band: E

# Bathwell Lane

Milborne Port, Sherborne, DT9 5AN



## THE PROPERTY

A three bedroom mid terrace cottage style property set in a sought after village location.

The accommodation briefly comprises of a generously sized living room, a well equipped kitchen, three bedrooms and a family bathroom. The master bedroom benefiting from an en-suite.

The outside space is to the front, along with two allocated parking spaces.

## LOCATION

Milborne Port lies three miles to the east of the historic Abbey town of Sherborne.

The village has an unusual number of amenities including several churches, a

primary school, three public houses, café and well regarded restaurant – The Clock Spire. Sherborne and the local regional centre of Yeovil lie within short motoring distance providing between

them an excellent range of cultural, recreational and shopping facilities.

Sporting, walking and riding opportunity abound within the area while the region is well known for its public and private schooling. Communication links are good with a main line station at Sherborne (to London Waterloo) while road links are along the A303 joined at Wincanton.

## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

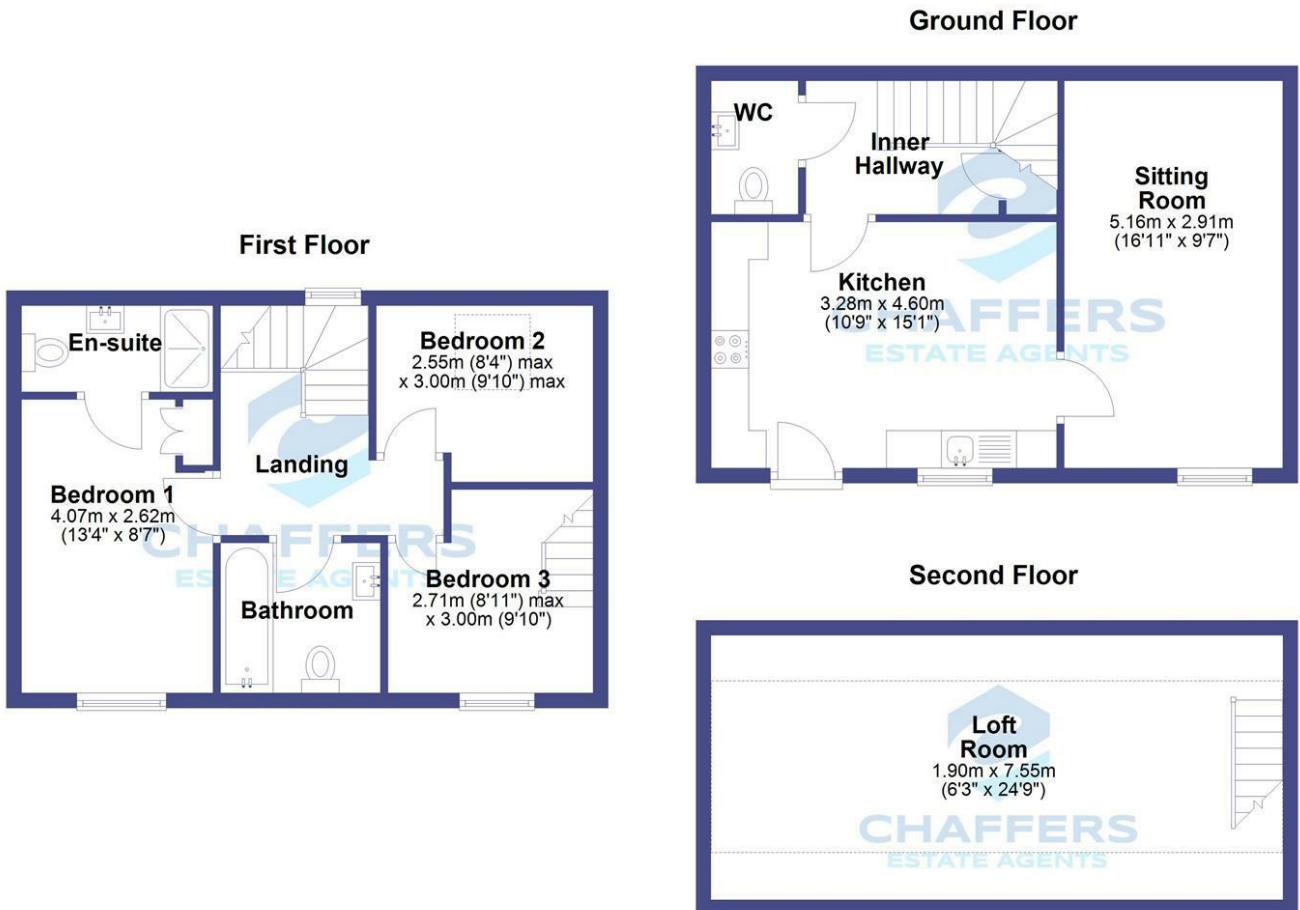
Energy Performance Certificate: Rated:



## Directions



# Floor Plan



Not to scale. For illustration purposes only. Plan indicates property layout only. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	