

St. Aldhelms Place, Sherborne, DT9 4GF



welcome to

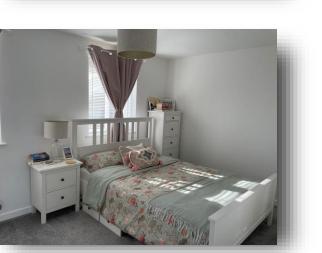
St. Aldhelms Place, Sherborne

45% SHARED OWNERSHIP A two bedroom semi detached home, situated within the Dorset town of Sherborne and close to many local amenities. The accommodation is presented in immaculate decorative order and boasts a wealth of space and natural light throughout.













Entrance

Double glazed door to the front, opening into:

Entrance Hall

Stairs rising to the first floor. Radiator.

Downstairs Cloakroom

Double glazed window to the front. Suite comprising wash hand basin with tiled splashback and WC. Towel radiator.

Fitted Kitchen

9' 9" x 8' 8" (2.97m x 2.64m)

Double glazed window to the front. A range of fitted wall, base and drawer units with work surface. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated gas hob with cooker hood over, stainless steel splashback and oven below. Plumbing for washing machine. Space for fridge/freezer.

Lounge

16' 9" max x 12' 8" max (5.11m max x 3.86m max) A lovely light room with double glazed window to the rear. Understairs storage cupboard. Space for dining table and chairs. Radiator. Double glazed French doors to the rear opening to the garden.

First Floor Landing

Access to the loft space. Radiator.

Bedroom One

16' 9" max x 8' 11" + recess (5.11m max x 2.72m + recess) Two double glazed windows to the front. Built in over stairs cupboard. Space for free standing furniture. Radiator.

Bedroom Two

13' 6" into recess x 8' 8" (4.11m into recess x 2.64m) Double glazed window to the rear. Space for free standing furniture. Radiator.

Bathroom

Double glazed window to the rear. Suite comprising enclosed bath with mixer tap and shower over. Wash hand basin. WC. Towel radiator.

x

Rear Garden

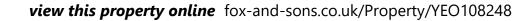
A fully enclosed rear garden laid mainly to lawn with a paved patio area abutting the property, providing an ideal seating area to enjoy the summer sunshine. Garden shed. Gated side access to the front of the property.

Parking

There are two allocated parking spaces.

Agent Note

There is 123 years remaining on the lease. The monthly rent is £426.50 Monthly Service Charge £22.43





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St. Aldhelms Place, Sherborne

- 45% SHARED OWNERSHIP
- Semi Detached Home
- Two Double Bedrooms
- Immaculate Decorative Order Throughout
- Two Allocated Parking Spaces

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£128,250

The Property Ombudsman

Property Ref:

YEO108248 - 0004





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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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a

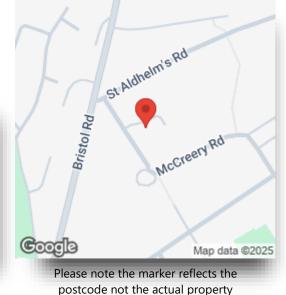
reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content

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property and other important matters before exchange of contracts.





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