



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.

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

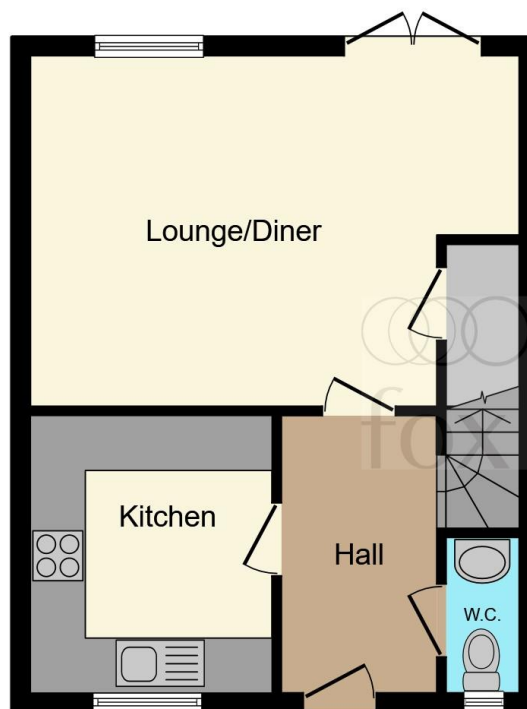
There are two allocated parking spaces.

Agent Note

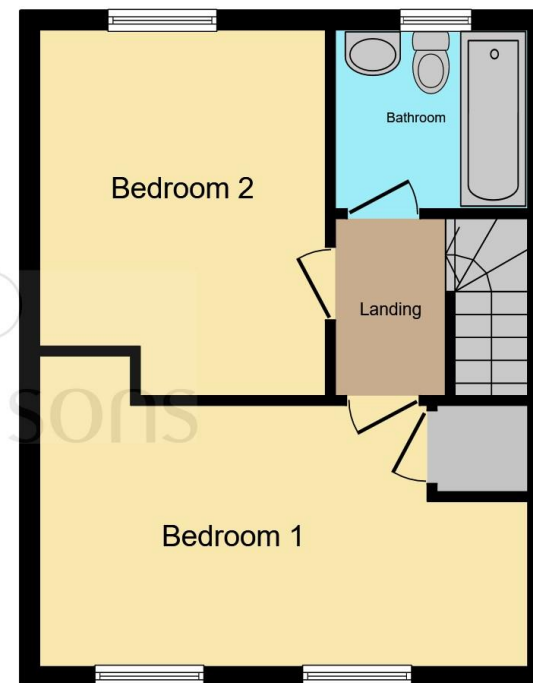
There is 123 years remaining on the lease.

The monthly rent is £426.50

Monthly Service Charge £22.43



Ground Floor



First Floor

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



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welcome to

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

Council Tax Band: B Service Charge: 269.16

Ground Rent: Ask Agent

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
YEO108248 - 0005

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