



5 Roberts Court,



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Digby Road, Sherborne, Dorset DT9 3LB

The Abbey, Town Centre and Railway Station are within 150m.
Yeovil 6 miles. A303 8 miles.

A well appointed three bedroom attached town house situated within a stunning gated development with attractive communal gardens, together with its own courtyard garden and off road parking, all within walking distance of the town centre. EPC Band C.

- Offered with vacant possession
- Secure Private Gated Development
- Living Room, Kitchen/Breakfast room
- One En suite and Family Bathroom
- Freehold
- Walking Distance of the Town and Railway Station
- Hallway and Cloakroom
- Three Bedrooms
- Private Courtyard and Parking Space
- Council Tax Band E

Guide Price £395,000

SITUATION

5 Roberts Court occupies a delightful position with the heart of Sherborne about 150m from The Abbey and Cheap Street, which is the main shopping thoroughfare. This beautiful and sought after historic Abbey town is renowned for its quaint architectural properties along with it's well know schools both independent and state, museum, two castles, plus an extensive diary of music and other cultural events. Mainline railway station to Exeter and London Waterloo is within 150m and the A303 is approximately 8 miles to the north at Wincanton.

DESCRIPTION

5 Roberts Court is an attractive town house, situated within this gated development of similar properties. The properties enjoy a picturesque courtyard garden setting around communal gardens with a central water feature. The development was built in 2006 and has been traditionally constructed mainly of local hamstone exterior elevations, set beneath a slate roof. The property benefits from gas fired central heating, double glazing and a secure parking space, along with its private courtyard garden.



ACCOMMODATION

Entrance canopy porch with courtesy light and glazed door leading to the entrance hallway, with attractive Travertine flooring and stairs rising to the first floor, with cupboard under. Cloakroom with Travertine flooring, low level WC and wash hand basin. The living room is spacious with views from two aspects including bay window to front and a central feature stone fireplace with inset gas living flame fire, door leading to the kitchen/breakfast room which is well fitted and comprises; one and a half bowl single drainer sink unit with mixer taps over, adjoining worktops with tiled surrounds and an excellent range of floor and wall mounted cupboards and drawers, gas hob with stainless steel extractor hood over, together with built in oven and grill and integrated fridge and freezer. Travertine flooring and window to rear.

The first floor landing with staircase rising to the second floor. Bedroom one with window to rear and en suite shower room, comprising shower cubicle, vanity unit with inset wash hand basin and cupboard beneath, low level WC, attractive wall tiles. Bedroom two with window to front. Bathroom comprising bath with shower over, vanity unit with inset wash hand basin and cupboard under, concealed WC and attractive tiled floor and walls.

Second floor landing with window to rear offering wonderful views of The Abbey, together with large storage cupboard. Adjoining bedroom three with views from two aspects, again with wonderful views of The Abbey, along with fitted wardrobe, cupboard housing the newly installed gas fired boiler.

OUTSIDE

The property is within a secure gated development with CCTV and controlled access. The automated wrought iron gates open into a picturesque courtyard setting, around communal gardens with a central water feature. There is a secure parking space, together with bin stores, secure letter boxes. 5 Roberts Court benefits from its own personal courtyard garden.

SERVICES

All mains services are connected.

Gas fired central heating.

Broadband availability : Standard, Superfast and Ultrafast (ofcom)

Mobile availability : EE, Three, O2 and Vodafone (ofcom)

Flood risk status : very low risk (environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agent, Stags, Yeovil Office. Telephone 01935 475000

TENURE & MANAGEMENT

5 Roberts Court is sold on a Freehold basis. Common parts are leased by the executors of Sherborne Castle Estates to Roberts Court Management Co. Ltd. for a term of 999 years on a peppercorn rent. The owner of no. 5 is a member of the company and is responsible for a share of the costs and maintenance of these common parts with an annual charge of approximately £525.

Restrictive Covenants: Please speak with the agent for further clarification

The management committee does not allow short term holiday letting of any of the properties within the development.

Dogs are not permitted on site, as there is a nuisance clause in the terms.

DIRECTIONS

Immediately opposite The Abbey head south along Digby Road and after a short distance, Roberts Court will be seen on the right hand side, before the Police Station with the entrance gates located to the right of the offices for NFU Mutual.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft

Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID962757)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	84
EU Directive 2002/91/EC			

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