



60, St. Marys Road



60, St. Marys Road

, Sherborne, Dorset DT9 6DQ

Town Centre/Railway station 3/4 of a mile. Yeovil 5 miles.
Dorchester 18 miles. A303 10 miles. Taunton/M5 33 miles

A beautifully presented and recently upgraded, three bedroom detached bungalow, situated within a desirable residential location, on the Western fringes of Sherborne. Offering off road parking, garage and private garden. EPC Band D.

- Extended Detached Bungalow
- Open Plan Sitting/Dining Room/Kitchen
- Contemporary Refitted Kitchen with Integral appliance and Utility room
- Three Double Bedrooms
- Two refitted Shower Rooms
- Front Garden/Driveway Parking and Garage
- Enclosed Private Rear Garden
- Superb Cul-De-Sac location
- Freehold
- Council Tax Band D

Guide Price £485,000

SITUATION

Situated in the Historic Abbey town of Sherborne, St Marys Road lies to the West of the town, in a popular residential area built in the 1970s. Local amenities include a primary school, small supermarket, hairdressers, barbers, laundry and renowned Fish & Chip shop. The town centre offers a wealth of independent shopping with a Waitrose and Sainsburys supermarkets, along with recreational and scholastic facilities (Independent and state schools for all ages). It enjoys beautiful architecture with Sherborne Castle, Lake and the Old Castle ruins, being a particular attraction to visitors. The stunning Abbey sits in the heart of Sherborne and was founded by St. Aldhelm in AD 705, it offers regular services with its choir and bells. The mainline railway station links Exeter and London (Waterloo).

The larger commercial centre of Yeovil is just 5 miles with a further range of facilities. Dorchester and access to Weymouth and the Jurassic coast to the south. The A303 to the north and M5 junction 25 access at Taunton.

DESCRIPTION

60 St Marys Road was built in 1971 as part of a private development and is constructed of brick elevations under a tiled roof. The property has undergone a programme of renovation with new wiring, re-plumbing, replacement heating system and boiler, reconfiguration of some internal areas to make better use of the accommodation, allowing the addition of a second shower room and utility room. The accommodation is light and airy, and has been decorated in neutral tones. The modern refitted kitchen is well designed offering integral appliances, Quooker tap and open plan dining area, leading to the sitting room. All bedrooms are doubles, one currently being used as a study/office. Outside the property enjoys gardens to both the front and rear, off road parking leading to the garage.



ACCOMMODATION

Double glazed entrance door gives access to the hall with quality vinyl flooring, which leads throughout the bungalow, along with oak veneer internal doors to all rooms. Access to the loft space which is insulated with loft ladder. Recess lighting, cloaks cupboard with light, power and shelving, airing cupboard with electric heater and light. Glazed internal door gives access to the newly fitted kitchen, comprising a range of floor and wall mounted cupboards and pan drawers with internal cutlery storage and pull-out bin cupboard. Integrated appliances including double oven with combi fan and microwave/grill, halogen hob inset into quartz worksurfaces with extractor hood over, sink with Quooker tap, dishwasher and fridge. Dining area with dual aspect double glazed windows overlooking the rear garden, radiator and door to the Utility. This space was utilised from the rear of the garage and houses the Worcester combi boiler installed in 2023 and offers space and plumbing for a washing machine, tumble dryer and fridge freezer. Double glazed window and personal door giving access to the garden.

The rear and side of the bungalow were extended many years prior to the owners occupation, however, they have since opened the accommodation from the dining area, leading through to the sitting room with dual aspect double glazed windows, french doors opening to the gravelled side garden, radiator, feature fireplace with fire basket, door to the hall.

Shower room comprising large walk-in shower with glass screen, mains shower with dual shower attachment, part tiled walls, vanity unit with inset wash hand basin and mixer tap, back to wall WC and side shelves, chrome ladder towel rail, wall mounted glass fronted cupboard with inset lighting and opaque double glazed window. Bedroom two with front aspect double glazed window, two single wardrobes and radiator. Master bedroom with double glazed window, wall of 5 wardrobes, some with glass fronted drawers and jewellery drawer, along with 2 further single wardrobes and radiator. Second shower room with shower cubicle with glass screen, mains shower with dual attachment, close coupled WC, vanity unit with inset wash hand basin and mixer tap, opaque double glazed window and ladder towel rail. Bedroom three is currently being used as a study, with dual aspect double glazed window, radiator, internet access point, wall of glass fronted bookcases.

OUTSIDE

The front of the property is approached over its private driveway, providing off road parking for approximately 3 vehicles and leading to the garage space, with up and over door, power and light. The space is approximately 1/2 the size of a traditional garage and is great for storage. There are mature hedges, lawn and side access gate leading to the rear garden. The rear garden is enclosed by wood panel fencing and mature hedging, with well stocked flower and shrub borders, roses, apple tree, gravelled pathway, small patio seating area, outside tap and water butt. The side aspect gravelled seating area is ideal for outdoor entertaining giving much privacy with outside lighting.

SERVICES

All mains services are connected.
Gas fired central heating.
Broadband : Standard with Openreach or Ultrafast with Gigaclear (ofcom)
Mobile : EE, Three, O2 and Vodafone (ofcom)
Flood Risk Status : Very low risk (environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000.


DIRECTIONS

From Yeovil head east on the A30 signposted Sherborne. After approximately 5 miles, at the traffic lights turn right onto Horsecastles Lane/A352. Take the 2nd turning right into Ridgeway, proceed up the hill, passing St Catherine's Crescent, then take the 2nd entry into St Marys Road. At the top of the road turn left into a small cul-de-sac and the property can be found at the end on the left hand side. Clearly identified by our For Sale board.



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.

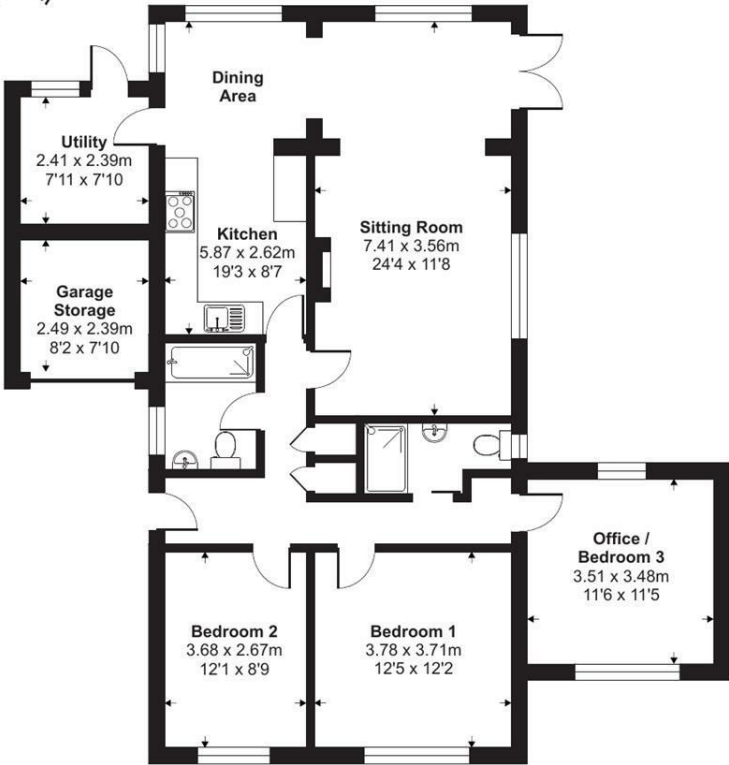
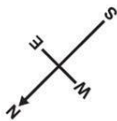


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1171 sq ft / 108.7 sq m
Garage = 64 sq ft / 5.9 sq m
Total = 1235 sq ft / 114.6 sq m
For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1321660



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