



Shutler Street, Sherborne, Dorset, DT9 4FP

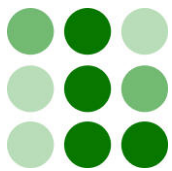
Guide Price £330,000
FREEHOLD

A well presented & well proportioned modern three bedroom semi-detached family home set in a convenient location close to local amenities. The home benefits from gas central heating, UPVC double glazing, cloakroom, utility room, en-suite to main bedroom, landscaped enclosed rear garden, garage and off road parking.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset BA20 1TE
Tel: 01935 425115 Email: info@laceysyeovil.co.uk



7 Shutler Street, Sherborne, Dorset, DT9 4FP



- A Modern Well Presented Three Bedroom Semi-Detached Family Home
- Lovely Landscaped Enclosed Rear Garden
- En-Suite To Main Bedroom
- Gas Central Heating and UPVC Double Glazing
- Utility & Cloakroom
- Garage and Off Road Parking
- Internal Viewing Highly Recom

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Front door to:

Entrance Hall

Radiator. Built in understair cupboard. Upvc double glazed window with side aspect. Doors to cloakroom, lounge and kitchen/diner. Stairs to landing.

Cloakroom

Comprising low flush Wc. Pedestal washbasin. Radiator. Vinyl flooring. Extractor fan.

Lounge 3.89m (12'9") x 3.70m (12'2")

Tv point. Radiator. Double glazed window with front aspect.

Kitchen/Diner 5.49m (18'0") x 2.84m (9'4")

Modern well fitted kitchen comprising inset stainless steel, single drainer, 1½ bowl sink unit with mixer tap. Rolled top worksurfaces with cupboards below. Built in oven and hob with extractor over. Space for fridge/freezer. Wall mounted cupboards. Wall mounted Ideal Logic combi boiler housed in a cupboard. Radiator. Space for table and chairs. Breakfast bar. Vinyl flooring. Upvc double glazed window with rear aspect. Upvc double glazed double opening doors to the rear garden. Door to utility room.

Utility Room 1.63m (5'4") x 1.53m (5'0")

Built in rolled top worksurfaces. Recesses for tumble dryer and washing machine with plumbing in place. Wall mounted cupboards. Built in storage cupboard. Radiator. Vinyl flooring.

Landing

Built in airing cupboard. Hatch to loft space which is partly boarded. Doors to all bedrooms and bathroom.

Bedroom One 3.91m (12'10") x 3.28m (10'9")

Radiator. Tv point. Upvc double glazed window with front aspect. Door to ensuite.

Ensuite 1.80m (5'11") x 1.80m (5'11")

Comprising corner shower cubicle with wall mounted shower. Pedestal washbasin. Low flush Wc. Radiator. Extractor fan. Vinyl flooring. Frosted Upvc double glazed window with front aspect.

Bedroom Two 2.95m (9'8") x 2.90m (9'6")

Radiator. Upvc double glazed window with rear aspect.

Bedroom Three 2.90m (9'6") x 2.51m (8'3")

Radiator. Upvc double glazed window with rear aspect.

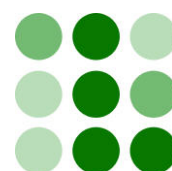
Bathroom 1.91m (6'3") x 1.63m (5'4")

White suite comprising bath with mixer tap shower attachment, tiled surround and panelling. Pedestal washbasin. Low flush Wc. Radiator. Extractor fan. Vinyl flooring.

Outside

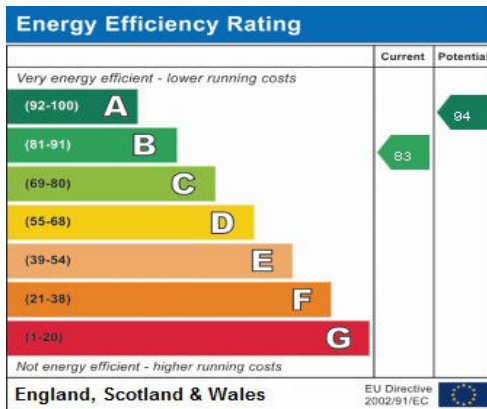
The rear garden has been landscaped and comprises a paved patio area which extends the width of the house. Outside tap. Raised flower beds and trellis providing a throughway to the main lawn area. Range of mature shrubs and plants bordering. A gravelled path leads through summerhouse and decked seating areas. The garden is bounded by fencing. Timber gate provides access from the drive to the rear garden.

Front drive to the front. Paved path to the front door with entrance canopy over. Drive provides off road parking and access to the garage with up and over door. Power and light in situ.





Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with HESKO PRO22



Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

Part A

- *Council Tax Band* - D
- *Asking Price* - Guide Price £330,000
- *Tenure* - Freehold
- *Service Charge* - Estate Service Charge is £191.44 per year (01/01/24- 31/12/24) We have seen sight of these charges.

Part B

- *Property Type* - 3 Bed Semi Detached House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains - On a Water Meter
- *Sewerage* - Mains
- *Heating* - Gas (boiler is located in the kitchen)
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Current connection is Fibrenest.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Off road parking and Garage.

Part C

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm. According to the vendor the property has 6 years left on the NHBC.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; There are restrictive covenants and rights in relation to estate electricity sub station. No trade or business from the property. Not to keep or feed or permit to be kept or fed on the property any animals other than normal household domestic pets. Not to park any commercial vehicle (other than one not exceeding 5 meters in length and 2 meters in height) caravan, mobile home, camper van or boat on the property. *More covenants in place refer to your solicitor.
- *Rights and Easements* - The land on which the whole estate is built contains rights & restrictions. We'd recommend you review with your solicitor.
- *Flood Risk* - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - B

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 16/04/2024. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.