



Digby Crescent, Thornford, Sherborne

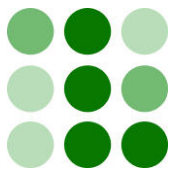
Guide Price £535,000
FREEHOLD

Built in 1955, Windy Ridge, a mature, detached bungalow is found tucked away in a quiet cul-de-sac within the popular village and has been substantially extended, benefits from significant energy saving features including UPVC double glazed windows, solar panels and cavity wall insulation, resulting in an above average 'C' rating on the energy performance certificate. Upon entering the property there is a generous boot room/utility which opens to the stunning L-shaped kitchen/dining/family room. The hallway from the kitchen leads to the sitting room, study/bedroom five and shower room. The inner hallway serves four further bedrooms, study/craft area and the family bathroom. The rear garden is a good size and perfect for entertaining offering a large patio and a generous area of lawn. The property sits nicely off the crescent behind double gates which open to the brick paved driveway providing ample off street parking for multiple vehicles with an area of lawn alongside.

 **LACEYS**
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Windy Ridge, Digby Crescent, Thornford, Dorset,
DT9 6QW



- Substantial Detached Bungalow
- Versatile Accommodation
- Very Large Kitchen/Family Room
- Good Size Boot Room/Utility
- Bathroom & Shower Room
- Good Size Rear Garden with large patio terrace and lawn area.
- Ample Driveway Parking & Garage
- Oil Fired Central Heating & Double Glazed

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**.

The **ACCOMMODATION** comprises:

Utility/Boot Room

Entering the bungalow to the side you are greeted with a long boot room/utility space which offers plenty of built in storage perfect for storing shoes and coats. There is space for a washing machine and tumble dryer above which there is a solid wooden work surface with an inset ceramic sink underneath an obscured double glazed window. There is an integral fridge/freezer, a tiled floor, a door to the rear garden and a door to the cloakroom. Recessed spot lighting and a radiator.

Cloakroom

Fitted with a vanity unit above which there is a square basin with mixer tap and a low level WC. Recessed spot lighting, an obscured double glazed window facing the rear and a radiator.

Kitchen/Family Room 7.55m x 7.49m (24'9" x 24'7")

The kitchen certainly feels like the hub of this family home and offers a vast array of storage solutions above which there are solid wood work surfaces. Centrally there is a large island supporting a granite work top and built in appliances include two ovens, microwave/oven, dishwasher, induction hob with extractor hood above, larder fridge and separate larder freezer. The Belfast style sink with mixer tap is conveniently situated under the rear facing double glazed window with bi-folding doors in the dining area opening to the rear garden. There are two radiators and various lighting options including recessed spot lighting, decorative lower level lighting and under unit lighting. A door opens to the hallway.

Hallway

Doors open to the sitting room and study with a further door opening to the continuation of the hallway/study area. There is recessed spot lighting and a smoke alarm.

Sitting Room 4.63m x 3.89m (15'2" x 12'9")

This cosy room has a double glazed window overlooking the side of the property, a radiator and a decorative light fitting.

Study Area 3.29m x 1.90m (10'10" x 6'3")

The hallway extends into what the current owners use as a study area which has a double glazed window to the side, a decorative light fitting and a radiator. There is a tall built in storage cupboard and a smoke alarm. Doors open to all four bedrooms and the family bathroom.

Bedroom One 4.37m x 3.94m (14'4" x 12'11")

A large double room with a double glazed window overlooking the side of the property. There is a radiator and a ceiling light point.

Bedroom Two 4.70m x 3.29m (15'5" x 10'10")

The second bedroom has two double glazed windows overlooking the front of the property and benefits from having fitted wardrobes. There is a radiator and a ceiling light point.

Bedroom Three 4.27m x 3.27m (14' x 10'9")

The third bedroom is a good size further double room with a radiator and a ceiling light point. A double glazed window overlooks the side of the property.

Bedroom Four 3.38m x 2.88m (11'1" x 9'5")

A decent size single room with a double glazed window overlooking the front of the property. There is a radiator, a ceiling light point and a useful recess perfect for a wardrobe.

Study/Bedroom Five 2.75m x 2.33m (9'0" x 7'8")

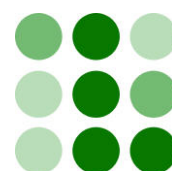
Perfect for those needing to work from home or alternatively a children games room/fifth bedroom. There is a double glazed window facing the side, recessed spot lighting and a radiator. Glazed windows offer light into the hallway.

Bathroom

Fitted with a corner shaped bath with thermostatically controlled shower above, an oversized vanity unit with wash basin and a low level WC. There is an enclosed ceiling lamp, extractor fan, radiator and an airing cupboard which houses the water softener.

Shower Room

Fitted with a double shower unit with rainfall shower and additional hand held attachment and a small deco style pedestal wash basin. There is a heated towel rail, an enclosed ceiling light, an extractor fan and a Velux window.



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Outside

The rear garden provides the perfect backdrop for entertaining with its large patio adjacent to the kitchen/family room beyond which there is a generous area of lawn with a further sun dial style patio and a designated area for growing vegetables. There is a mature chestnut and plum tree with more recently planted apple and cherry trees, along with raspberry bushes. There is space for two sheds. The garden is fully enclosed and benefits from extensive external lighting.

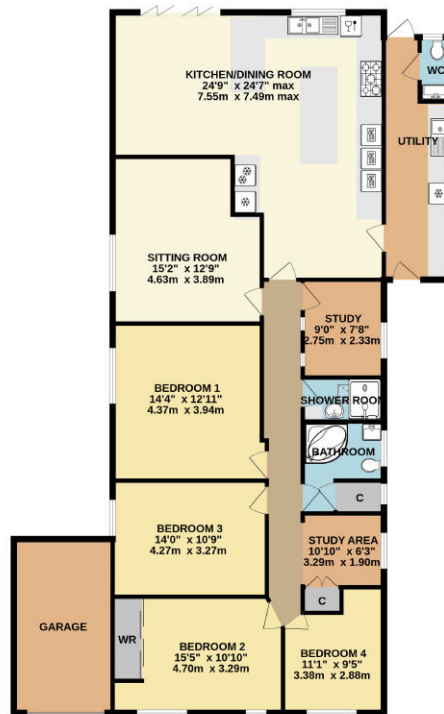
The village and local area

Thornford is a highly sought-after village whose amenities include an Ofsted 'outstanding' Primary School, convenient village shop/post office, a popular, family and pet friendly, public house. The superb community spirit is actively encouraged by events held in the village hall, parish church and its own cricket club – all within a level walking distance. There are ample rural countryside walks around the village. Thornford has its own 'request stop' railway station which is situated on the 'Heart of Wessex Line' running between Weymouth and Bristol, including Bath, links to the Midlands and North. Nearby historic Abbey town of Sherborne offers unique independent shopping opportunities with boutiques, art galleries, antique shops, delis and pet friendly cafes, plus Almshouses and private schools. Its mainline railway enables travel to London's Waterloo in just over two hours. Road links to London and the Home Counties via the A303 at Wincanton, M3 and M25 route. Market town Yeovil is a short five mile driving distance, with excellent cultural, recreational and shopping facilities. Golf clubs are situated in both Sherborne and Yeovil.

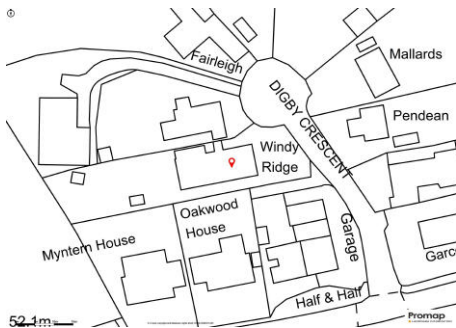


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR
1876 sq.ft. (174.3 sq.m.) approx.



TOTAL FLOOR AREA: 1876 sq.ft. (174.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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 Metropix (2024)



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

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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

Material Information

Part A

- *Council Tax Band* - D- Please note that on the VOA website there is an improvement indicator listed next to this property which therefore means the Council Tax Band may be reassessed upon sale (property has been extended during current ownership)
- *Asking Price* - Guide Price £535,000
- *Tenure* - Freehold

Part B

- *Property Type* - Detached Bungalow
- *Property Construction* - Standard Construction
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains
- *Sewerage* - Mains
- *Heating* - Oil fired central heating.
- *Additional Information*- Solar Panels are installed which are owned by the property.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- *Parking* - Ample Driveway Parking & Single 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
- *Restrictions* - Within the title document a conveyance from 1954 is mentioned. We await a copy of this as potentially there could be restrictive covenants.
- *Rights and Easements* -We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Rivers, sea and surface water flooding assessment- Very low risk means that this area has a chance of flooding of less than 0.1% each year.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - This property has previously been extended. We are not aware of any outstanding planning applications effecting this property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - C

Other disclosures

Under Section 21 of the Estate Agency Act 1979, and Estate Agents Undesirable Practice Order 1991, it is hereby confirmed that someone in the employment of Laceys Yeovil Limited has a personal interest in the sale of this property.

No other Material disclosures have been made by the Vendor other than that they own a share of the private road leading to the property and neighbouring homes.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the **15/5/2024** 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.