



Curtis Close, Bishop Caundle, Dorset,
DT9 5NB

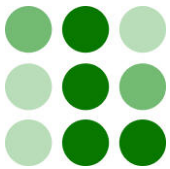
Offers Over £300,000
FREEHOLD

This three bedroom detached ex-local authority home occupies a generous plot and is offered for sale with no forward chain. Entering the property you are met with a covered porch which leads to the hallway beyond which the two reception rooms can be accessed. There is a small kitchen, WC and large store room whilst upstairs the landing leads to three bedrooms and a shower room. The property sits nicely back from the road with gardens to three sides and a driveway leading to a garage to the other side.

 **LACEYS**
YEOVIL LTD



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



1 Curtis Close, Bishops Caundle, Sherborne, Dorset, DT9 5NB



- Detached Ex-Authority Property
- Set In Large Gardens
- Driveway & Garage
- Lots Of Potential (subject to consents)
- Two Reception Rooms
- Kitchen
- Store
- Three Bedrooms
- Shower Room
- No Chain

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:

Entrance Lobby

Doors open to both reception rooms and stairs provide access to the first floor. There is a ceiling light point and a single glazed window facing the front of the property.

Sitting Room 4.98m (16'4") x 3.11m (10'2")

A twin aspect room with a double glazed window overlooking the rear and side of the property. There is an open fireplace which provides a nice focal feature and a decorative ceiling light fitting.

Dining Room 3.62m (11'11") x 3.32m (10'11")

Double glazed window face the front and side of the property. There is a chimney breast and doors open to a pantry with a single glazed window and the kitchen.

Kitchen 3.58m (11'9") x 1.31m (4'4")

Fitted with a range of base units with work surfaces above. There is a stainless steel sink conveniently situated under the rear facing double glazed window. There is an electric cooker and doors which open the WC and store.

Downstairs WC

WC. Single glazed window facing the rear. Ceiling light point.

Store

A useful space with a door to the garden and a double glazed window facing the side. There is a ceiling light point and a wall hung cupboard.

First Floor Landing

Doors open to all three bedrooms and the shower room and two windows overlook the rear of the property. There is a ceiling light point and a storage cupboard.

Bedroom One 4.07m (13'4") x 2.75m (9'0")

A double room with a window overlooking the side of the property. There are two cupboards and a ceiling light point.

Bedroom Two 3.32m (10'11") x 2.88m (9'5")

A double glazed window overlooks the side of the property. There are two storage cupboards, two wall lamps and a ceiling light point. Access is available to the loft.

Bedroom Three 2.73m (8'11") x 2.16m (7'1")

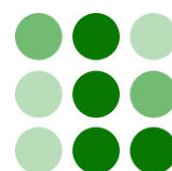
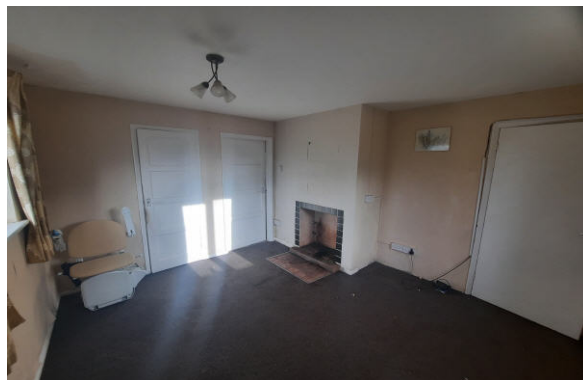
A single room with double glazed window overlooking the side of the property. There is a ceiling light point and shelving.

Shower Room 2.24m (7'4") x 1.99m (6'3")

Fitted with a shower cubicle with folding screen and shower. There is a pedestal wash basin and low level WC. A double glazed window faces the side of the property. There is a ceiling light point, a warm air heater and a cupboard housing the immersion tank.

Outside

The large garden wraps around the property and offers so much potential with areas of lawn, mature shrubs and plants. The long driveway leads to the single garage.

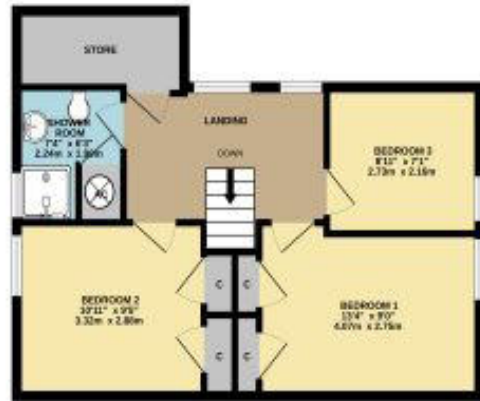


1 Curtis Close, Bishop Caundle, Sherborne, Dorset, DT9 5NB

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



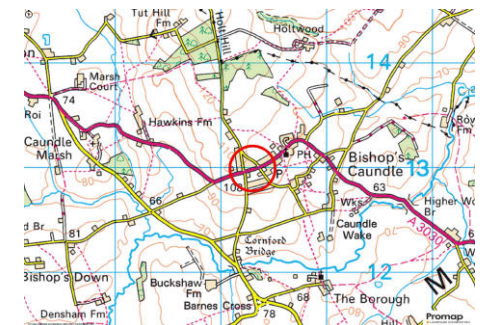
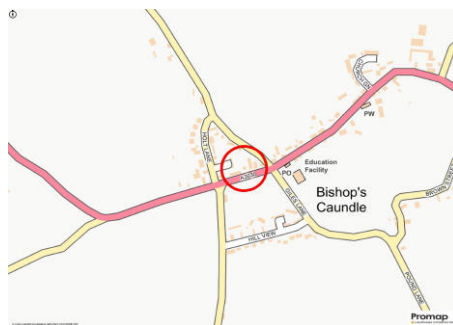
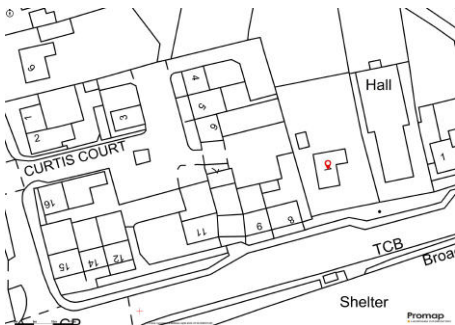
1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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 Interplan (2024)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G	6	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey 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 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 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 - C
- Asking Price - Offers Over £300,000
- Tenure - Freehold

Part B

- Property Type - 3 Bed Detached House
- Property Construction - Standard
- 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 meter)
- Sewerage - Mains
- Heating - Open fireplace in the sitting room. Immersion tank is located in the shower room.
- 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 - Driveway 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.
- Restrictions - Not to use the property other than as a single private dwelling house and not to develop the property within the meaning of the Town & Country Planning Act 1990 or any statutory extension amendment modification or re-enactment thereof provided always that this covenant shall not prevent:- A) demolition of the present dwelling house or any replacement thereof and rebuilding on the property one single dwellinghouse. B) Any development not requiring a specific written planning consent pursuant to the said act or any statutory extension modification or re-enactment thereof other than development of the kind referred to in paragraph 3 of this schedule. Not to carry on or cause or permit or suffer to be carried on upon the property any part thereof any trade or business and in particular (but without prejudice to the generality of the foregoing covenant) not to use or permit or suffer the same to be used for the sale of intoxicating liquor or as a shop. Not to display advertising hoarding. Not to make any structural alteration in or additions without the previous consent in writing of the associations chief executive such consent to be unreasonably withheld and if such consent be obtained to carry out all subsequent work to the satisfaction of the Associations chief executive such consent being in addition to any consent that may be required under the Town and Country Planning Acts or any other legislation. Not to station or cause or permit or suffer the stationing of any caravan tent or other moveable dwelling intended for human habitation but this shall not preclude the stationing or storage of a touring caravan owned by the purchaser and used for holiday purposes PROVIDED THAT it shall not be used for human habitation even of a temporary nature when being stored or stationed at the property. Not to keep or suffer to be done or kept on the property any act or thing which may be or become a nuisance or cause inconvenience to the Association or occupiers or owners of the Associations adjoining or neighbouring property. We would recommend consulting your solicitor regarding these.
- Rights and Easements - We'd recommend you review the Title/deeds of the property 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) - G

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 2/4/2024. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's 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.