

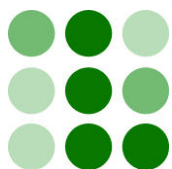


Blackbirds, Thornford, Dorset, DT9 6QZ

Offers Over £325,000
FREEHOLD

This well presented detached family home is situated in the sought after village of Thornford and offers accommodation including an entrance hallway, cloakroom, an open plan living/dining room, fitted kitchen, conservatory, side lobby and integral garage. On the first floor the landing provides access to a large triple aspect main bedroom, two further good size double rooms, a single room (currently used as an office) and a shower room. All the three double bedrooms benefit from fitted wardrobes whilst bedroom four has a built in cupboard. At the front of the property there is an attractive garden with driveway parking leading to the garage to one side whilst to the rear there is a pleasant fully enclosed rear garden.

 **LACEYS**
YEOVIL LTD



25 Blackbirds, Thornford, Dorset, DT9 6QZ



- Detached Family Home
- Popular Village Location
- Open Plan Living Dining Room
- Ground Floor Cloakroom
- Conservatory
- Four Bedrooms (three doubles)
- Shower Room
- Oil Central Heating and Double Glazed

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:

Entrance Hallway

Upon entering the property you are greeted with an entrance hallway which has a fitted carpet and a practical built in doormat. Doors open to the sitting room and cloakroom whilst stairs provide access to the first floor landing. There is a radiator and a ceiling light point.

Cloakroom

Fitted with a low level WC and a corner wash basin with tiled splash back. There is an obscured double glazed window to the side, a ceiling light point and a small ladder style chrome heated towel rail.

Sitting Room 4.72m (15'6") x 3.46m (11'4") / Dining Room 3.02m (9'11") x 2.79m (9'2")

This sociable room is subtly arranged into two parts with a living area to the front which has a gas fire with surround providing a nice focal feature and a dining area to the rear which is conveniently situated next to the kitchen with double doors opening to the conservatory. There are two decorative ceiling light fittings and two radiators.

Kitchen 3.00m (9'10") x 2.79m (9'2")

Fitted with a good selection of wall, base and drawer units with work surfaces above. There is a useful under stairs cupboard and space for appliances which include a slim line dishwasher, fridge and cooker which has an extractor hood above. The stainless steel sink with mixer tap is situated under the rear facing double glazed window. There is a radiator, track spot lighting and a glazed door opening to the side lobby.

Side Lobby

A useful area perfect for kicking off shoes and hanging coats. There is access to both the front and rear of the property along with the garage.

Conservatory 3.02m (9'11") x 2.78m (9'1")

A lovely space to sit and look over the garden through the double glazed windows. Patio doors open to the garden and there is spot lighting.

Landing

Doors open to all four bedrooms, the shower room and airing cupboard which houses the hot water cylinder. There is a ceiling light point and access to the loft which we understand is boarded with a pull down ladder.

Bedroom One 4.92m (16'2") x 3.56m (11'8")

This rather spacious triple aspect room benefits from having a fitted wardrobe. There is radiator and a ceiling light point.

Bedroom Two 3.71m (12'2") x 3.12m (10'3")

This further double room offers extensive fitted wardrobes and has a double glazed window overlooking the front of the property. There is a radiator and a ceiling light point.

Bedroom Three 3.71m (12'2") x 2.74m (9'0")

The third bedroom is also a double and has a radiator and a ceiling light point. Once again it benefits from having a fitted wardrobe and has a double glazed window overlooking the rear garden.

Bedroom Four 2.73m (8'11") x 2.18m (7'2")

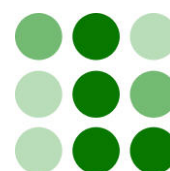
Currently used as a study this single room has a built in cupboard, a radiator and a decorative light fitting. A double glazed window overlooks the front of the property.

Shower Room

The shower room is fully tiled and well designed offering plenty of low level built in storage with surface above. There is an inset sink with mixer along with a concealed cistern WC. The corner shower cubicle has an electric shower. There is an obscured double glazed window facing the rear, a heated towel rail and an enclosed ceiling lamp.

Garage

With up and over door to the front, door to the side lobby and a double glazed window to the rear. The oil fired boiler can be found in here and there is space and plumbing for a washing machine and dryer with work surface above.

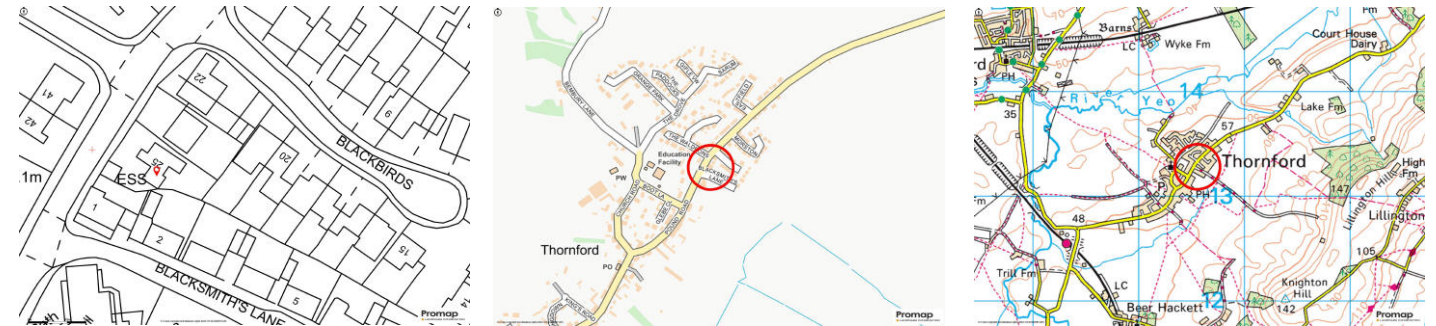
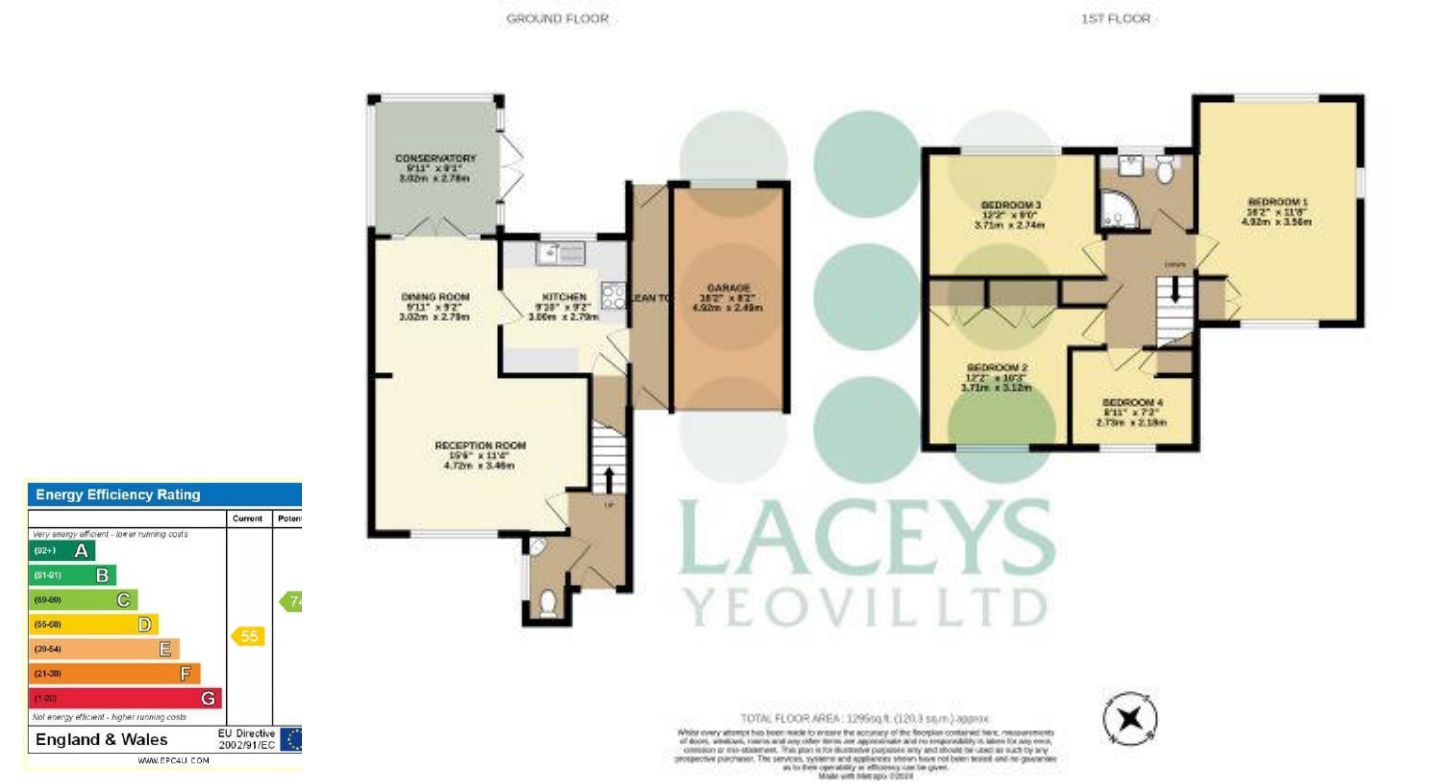


OUTSIDE

Approaching the property you are met with driveway parking which in turn leads to the single garage whilst to the side there is a good selection of mature shrubs and an area of shingle. The oil tank can be found to the side of the property whilst to the rear there is a fully enclosed garden offering plenty of variety and interest. This includes an area of lawn with planted bed to the side, a generous area of shingle which provides the perfect space for al-fresco dining, further planted beds and a patio.

The Village & Surrounding 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.



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* - Offers Over £325,000
- *Tenure* - Freehold

Part B

- *Property Type* - 4 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
- *Sewerage* - Mains
- *Heating* - Oil fired central heating. Gas fire in living 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* - Off road parking on driveway and garage.

Part C

- *Building Safety* - 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* - We'd recommend you review the Title/deeds of the property with your solicitor.
- *Rights and Easements* - Not to use the buildings erected on the property other than as a private dwelling and usual out buildings. No act of thing shall be done or allowed to be done upon the property which shall be or become a nuisance or annoyance to the company or the other owners or occupiers of the estate. No poultry or pigeons shall be kept on the property. Not to use or permit the use of the property or any part thereof for the housing garaging or parking of any vehicle other than one which is in appearance a private motor car motor cycle or small trade van and not to house or park any such small trade van except inside a garage on the property. No caravan boat or trailer of any description shall be kept on the property except inside the garage. Not to use the front garden of the property or any other part of the property which lies between the estate road and footpaths and the front wall of the dwelling on the property other than as a lawn and flower garden and entrance driveway and not without the prior written consent of the company to alter the existing garden walling on the property nor erect grow or permit to suffer to grow any additional fencing wall hedge tree or other means of enclosure in or on the front garden of the property or any other part of the property which lies between the estate road and footpaths and the front wall of the dwelling of the property.
- *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) - D

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 **29/08/2024**. 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.