



Littlefield, Sherborne, Dorset, DT9 6BD

Guide Price £220,000

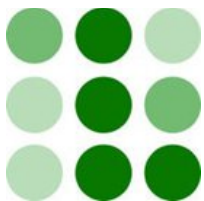
Freehold

This well presented three bedroom end of terrace house is situated in a popular residential location on the out skirts of Sherborne with a useful selection of shops close by. The property is offered with no forward chain and includes accommodation comprising of a porch, hallway, sitting room and a kitchen/dining room. On the first floor the landing with airing cupboard provides access to two double bedrooms, a single room and the family bathroom which includes both a shower and a separate bath. The property sits nicely back from the road with gates leading to the pathway providing access to the front door whilst to the rear there is a fully enclosed low maintenance garden.



Littlefield, Sherborne, Dorset

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



85 Littlefield, Sherborne, Dorset, DT9 6BD



- Modern Three Bedroom End Of Terrace Home
- No Forward Chain
- Kitchen-Dining Room
- Living Room
- Three Bedrooms
- Four Piece Family Bathroom
- Gas Central Heating & Double Glazing
- Enclosed Garden

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:

Porch

Entering the property you are greeted with a useful porch which provides the perfect space to hang coats. There is a double glazed window to the side and a door which opens to the hallway.

Hallway

Doors open to both the sitting room and kitchen/dining room. There are two useful storage cupboards, a radiator and a ceiling light point. Stairs provide access to the first floor.

Sitting Room 4.42 m x 3.34 m (14'6" x 10'11")

A double glazed window overlooks the front of the property. There are two radiators, two sets of spot lights, a ceiling light point and a modern wall mounted television unit.

Kitchen-Dining Room 5.36 m x 2.56 m (17'7" x 8'5")

Fitted with a good selection of contemporary wall, base and drawer units with roll edge work surfaces above. The sink with mixer tap is conveniently situated under the rear facing double glazed window. There is a free standing cooker with extractor hood above which will remain along with a washing machine. At the other end of the kitchen there is ample space for dining where there is a radiator and sliding double glazed doors opening to the garden.

First Floor Landing

Doors open to all three bedrooms, the family bathroom and the airing cupboard which houses the mains gas fired combination boiler. There is a ceiling light point and access is available to the loft.

Bedroom One 3.17 m x 3.00 m (10'5" x 9'10")

A good size double bedroom with a double glazed window overlooking the front of the property, a radiator and a ceiling light point. There is a built in wardrobe.

Bedroom Two 3.54 m x 2.54 m (11'7" x 8'4")

The second bedroom benefits from being twin aspect overlooking the side and rear of the property. There is a ceiling light point and a radiator.

Bedroom Three 2.95 m x 2.14 m (9'8" x 7'0")

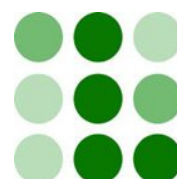
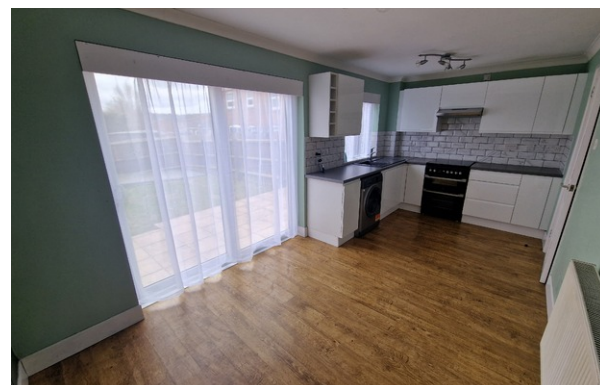
Positioned at the front of the property this single room has a built in cupboard with open shelving alongside, spot lighting and a radiator. A double glazed window window faces the front.

Bathroom

The well equipped bathroom offers both a bath and a separate shower unit in addition to the pedestal wash basin and low level WC. There is an enclosed ceiling lamp, a radiator and an obscured rear facing double glazed window.

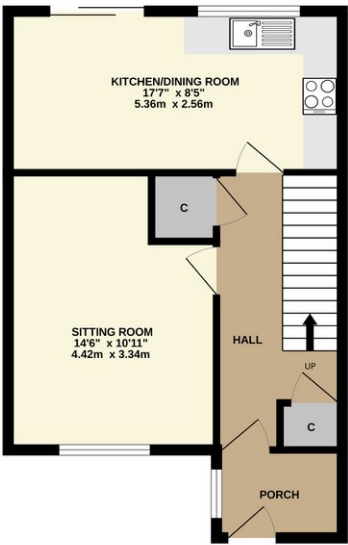
Outside

To the front of the property there is a pathway leading to the front door with an area of lawn with mature shrubs to one side all of which is surrounded by wooden fencing and double gates. The rear garden has been designed with ease of maintenance in mind with a large patio perfect for al-fresco dining in the summer months, an area of lawn and an area of decking. There is a shed.

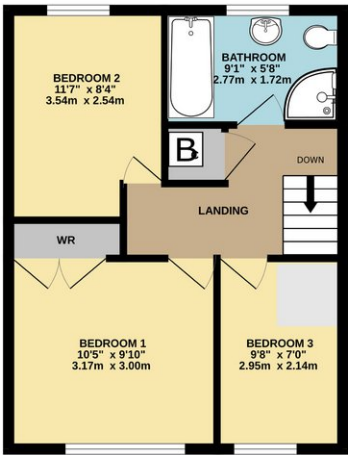


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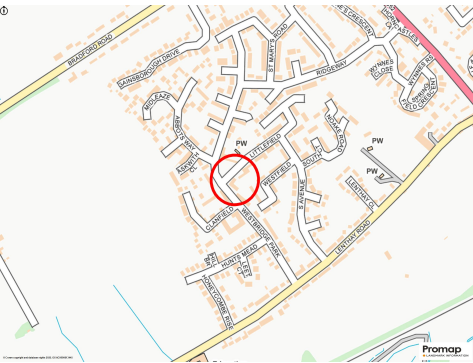
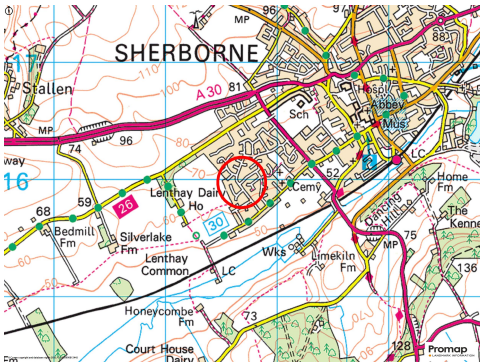
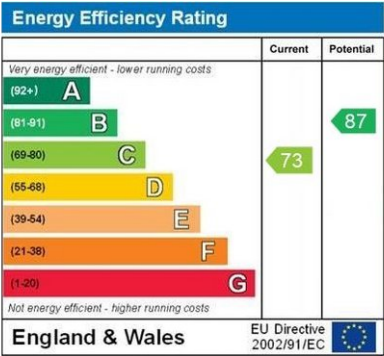
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 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.
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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.

Part A

- Council Tax Band - B
- Asking Price - Guide Price £220,000
- Tenure - Freehold

Part B

Property Type - 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
- Sewerage - Mains
- Heating - Mains Gas Central Heating- combi boiler airing cupboard first floor landing.
- 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 -No Allocated Parking- Unrestricted on street parking.

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 - We'd recommend you review the Title/deeds of the property with your solicitor. Restricted Covenants include; Not to use the property other than as a single private dwelling house. Not to carry on upon the property any trade or business. Not to display any advertising hoarding or any other structures of any kind excluding a television aerial. Not to make any structural alterations to the property without the previous written consent in writing of the council's director of community services. Not to station on the property any caravan, tent or other moveable dwelling intended for human habitation. Not to do or keep or suffer to be done or kept on the property any act or thing which may be or become a nuisance to neighbours and adjoining properties.
- 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 - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River & Sea Flooding and LOW RISK from Surface Water Flooding.
- 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

EPC & Other Disclosures

EPC Rating- C

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 05/03/2025. 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.