



Clovermead, Yetminster, Sherborne, Dorset, DT9 6LR

Guide Price £220,000

Freehold

This two bedroom semi-detached home is situated in the popular and well served village of Yetminster and offers accommodation including an entrance hallway, sitting room with multi-fuel burner and a fitted kitchen which opens into the spacious conservatory. Upstairs there are two good size bedrooms and a bathroom offering a four piece suite. The property overlooks open fields and has an attractive easy to manage rear garden.

 **LACEYS
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- Popular Village Location
- Living Room With Wood Burning Stove
- Two Bedrooms
- Semi-Detached House
- Attractive Easy To Maintain Garden
- Conservatory
- Four Piece Bathroom

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:

Entrance Hallway

As you enter the property you are greeted with a pleasant entrance hallway which provides the perfect space to kick off shoes. There is a practical tiled floor and a useful storage cupboard. A double glazed window faces the front of the property and there is an enclosed ceiling lamp. A sliding door opens to the kitchen and stairs provide access to the first floor landing.

Kitchen 2.91 m x 2.69 m (9'7" x 8'10")

A lovely light room with a large opening to the conservatory. There is a good selection of wall, base and drawer units with worksurfaces above and open shelving. Once again the floor is tiled which continues into the conservatory. There is an inset sink with mixer tap and space is available for a Range style cooker with extractor fan behind, space for a dishwasher and under counter fridge and space also for a tall appliance. A door opens to the living room.

Conservatory 3.76 m x 3.00 m (12'4" x 9'10")

Currently used as a dining space the conservatory has double glazed windows overlooking both sides of the garden and to the rear over open fields. Double doors open to the rear and there is a door to the side. There are two radiators and a wall lamp.

Living Room 6.83 m x 3.42 m (22'5" x 11'3")

The living room is twin aspect with double glazed windows overlooking the front and rear gardens. There are two decorative light fittings, two radiators and a feature fireplace with inset multi-fuel burner and wooden mantel.

Landing

Doors open to both bedrooms and the family bathroom. There is a ceiling light point, a radiator and access is available to the loft which has a pull down ladder and which we understand is partially boarded.

Bedroom One 4.80 m x 2.80 m (15'9" x 9'2")

A good size double room with plentiful fitted furniture, a built in cupboard and fitted wardrobes. A lovely light room with a tall double glazed window enjoying the fabulous open countryside views with a small double glazed window alongside. There is a decorative light fitting.

Bedroom Two 5.26 m x 2.02 m (17'3" x 6'8")

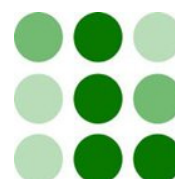
The second bedroom has two double glazed windows overlooking the front of the property and a useful niche where our seller currently houses the washing machine (plumbing in situ) and tumble dryer. There is space for a wardrobe and there is a ceiling light and a wall lamp.

Bathroom

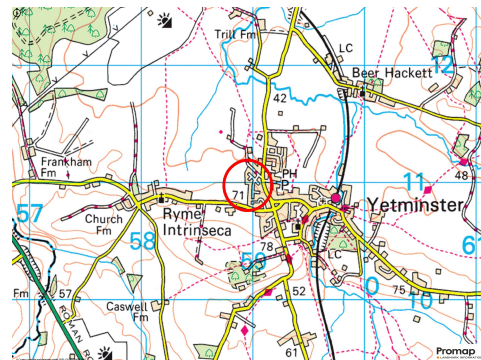
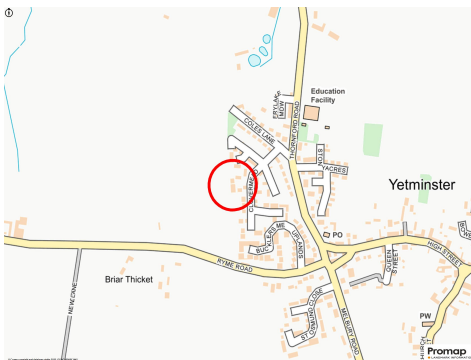
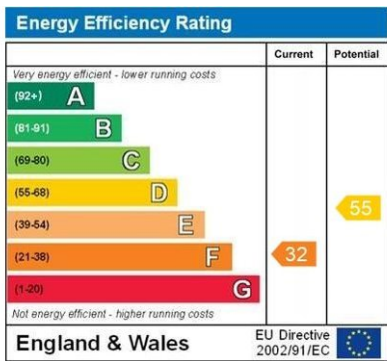
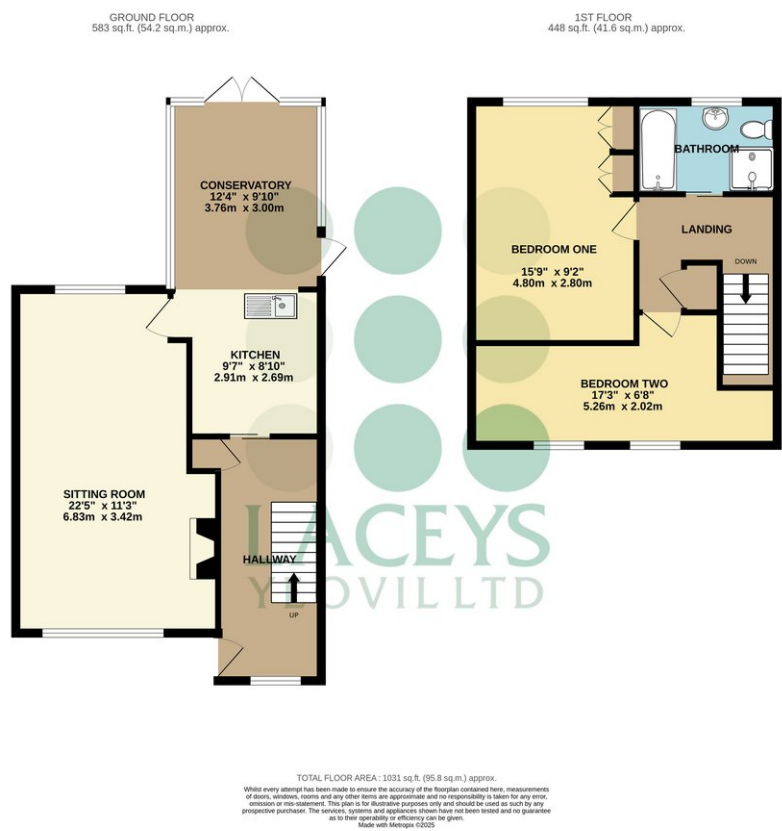
Fitted with a panel enclosed bath, separate shower enclosure with electric shower, a pedestal wash basin and a low level WC. There is an obscured rear facing double glazed window, an enclosed ceiling lamp and a radiator.

Outside

The property sits nicely back from the road with areas of shingle flanking the pathway leading to the front door. There is a gate leading to the rear garden. The rear garden has been designed with ease of maintenance in mind and mainly brick paved with brick built raised planters which includes an attractive established tree. There are lovely countryside views and gated side access to the front.



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Please Note

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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.

Part A

- *Council Tax Band* - B
- *Asking Price* - Guide Price £220,000
- *Tenure* - Freehold- The property is subject to Section 157 of the Housing Act 1985 requirement which operates in several areas of East Devon and West Dorset. It is designed to maintain local housing stock for persons who live full time or work in these counties / have a local area connection. We understand that this can sometimes limit the choice of mortgage lenders should you need a mortgage.

PART B

- *Property Type* - Semi-Detached House
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - Please see floorplan which shows maximum room dimensions.
- *Electricity Supply* - Mains
- *Water Supply* - Mains
- *Sewerage* - Main
- *Heating* - Bottled Gas- Combination Boiler Under Stairs In Hallway. Multi-fuel burner 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* -There is no allocated parking with this property. Parking would be on street.

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 without the consent of West Dorset Housing Association carry on any trade or business or profession whatsoever and not to use the property for anything other than a single private dwelling house. Nothing shall be done or kept on the property that may become a nuisance to neighbours. Not to station at the property any caravan, tent or other moveable dwelling intended for human habitation. Please note other covenants may apply.
 - *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.
 - *Current Flood Risk* - According to the Environment Agency's website the property is at Very Low Risk of River, Sea and Surface Water Flooding. For detailed checks please visit the 'Long Term Flood Risk' on the government website.
 - *Coastal Erosion Risk* - N/A
 - *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
 - *Accessibility/ Adaptations* - N/A

Energy Performance Certificate (EPC Rating) - F

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 08/04/2025. 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.