

Property Location

This 2-bedroom apartment is located in a quiet residential area of Sherborne, within close walking distance of the local schools, shops and town centre.

62 St Pauls Green, Sherborne, Dorset, DT9 4DY

Approximate Gross Internal Area = 77.9 sq m / 838 sq ft

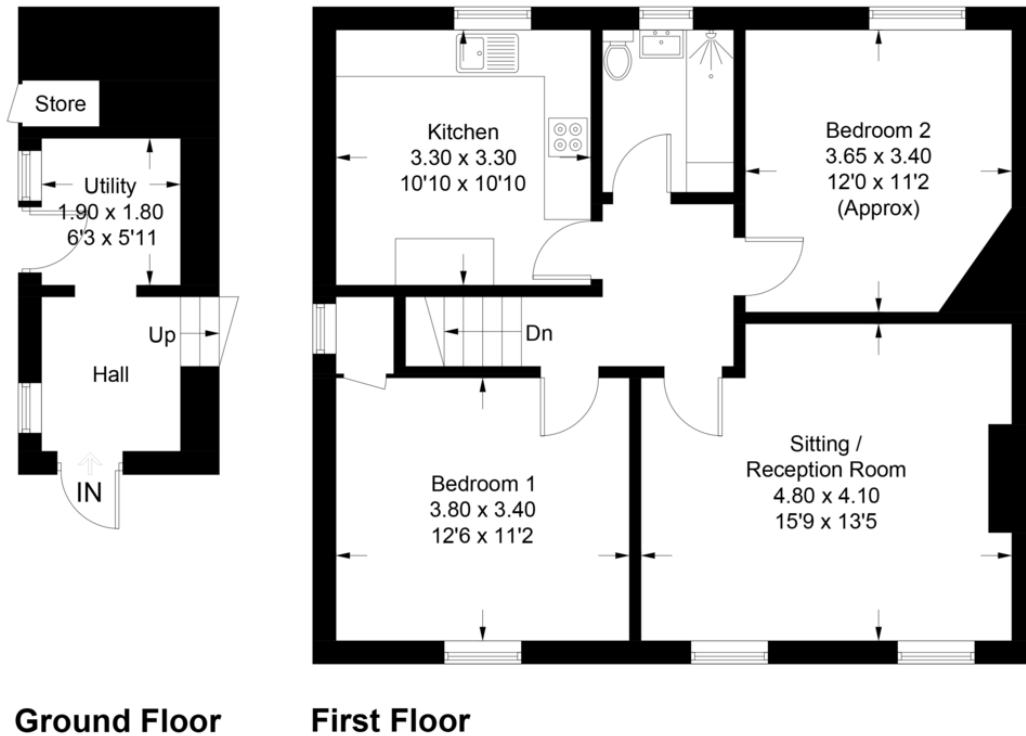


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1021898)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

St Pauls Green, Sherborne

Asking Price Of £130,000



62 St Pauls Green
Dorset
DT9 4DY

Key features:

- Spacious Accommodation
- Gas Central Heating
- Garden
- Close to Schools and Shops
- Ideal Investment Opportunity
- Potential Rental Income of £800pcm
- 90 Year Lease Remaining
- £587pa Service Charges (inc Ground Rent)



Why you'll like it

This spacious first floor apartment, located in the popular market town of Sherborne, is close to local schools (Sherborne Primary and The Gryphon School), and benefits from an entrance hall leading to stairs to the 1st floor, large kitchen with space for dining table, two large double bedrooms with built in storage, sitting room and family bathroom. To the rear there is a (non-enclosed) garden. An ideal first home or rental investment with potential income of £9600pa.

ENTRANCE HALL Private front door to the left hand side of the building leading into a ground floor hallway and utility room ahead. Stairs rising to the first floor landing. Neutral carpet and decor. Radiator and cupboard housing the electrical consumer unit. Double glazed window to the side.

UTILITY / BOOT ROOM 6' 2" x 5' 10" (1.9m x 1.8m) Utility room which is ideal for coats / shoes storage etc. Work bench with space beneath for washing machine (plumbing fitted) and tumble dryer. Wooden double glazed door to the side passageway and access to the rear garden. Double glazed window to the side. Neutral carpet and decor. Fitted shelving and radiator.

STAIRS AND LANDING Carpeted stairs lead to the wide first floor landing. Neutral decor. Radiator and Openreach telephone point. Loft hatch.

SITTING ROOM 15' 8" x 13' 5" (4.8m x 4.1m) Spacious sitting room with two double glazed windows to the front. Neutral decor and carpet. Built in brick fireplace (currently blocked off) / mantle / storage shelf with alcove to either side. Radiator.

KITCHEN/DINER 10' 9" x 10' 9" (3.3m x 3.3m) Good sized kitchen with plenty of space for dining table. A range of white units with black laminate work surface. Double glazed window to the rear. Free standing oven and space for fridge-freezer. White walls and tiling with vinyl flooring. Ideal Logic gas combi boiler. Radiator.

BEDROOM ONE 12' 5" x 11' 1" (3.8m x 3.4m) Double bedroom with front aspect double glazed window. Neutral decor with one grey feature wall. Pale brown carpet. Radiator. Built in cupboard (over the stairs) with small single glazed window to the side.

BEDROOM TWO 11' 11" x 11' 1" (3.65m x 3.4m) Double bedroom with rear aspect double glazed window. Neutral decor with one grey feature wall. Pale brown carpet. Radiator.

BATHROOM With double glazed window to the rear, family bathroom with white WC, basin and bath with shower above. Vinyl flooring and white tiled walls. Radiator.

OUTSIDE To the front is a small enclosed courtyard area with gate leading to the front door. To the side is a further wooden gate which is shared access with the neighbouring property and leads to the rear gardens. There is a storage cupboard belonging to number 62 on the right. The separate gardens are not fenced so not enclosed but there is a sizeable area that belongs to the property (and does require some work). Parking is not allocated but there is plenty of on-road parking available in this cul-de-sac location.

