



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.

65 St Pauls Green, Yeovil, Somerset, DT9 4DY

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft
(Excluding External Cupboard)

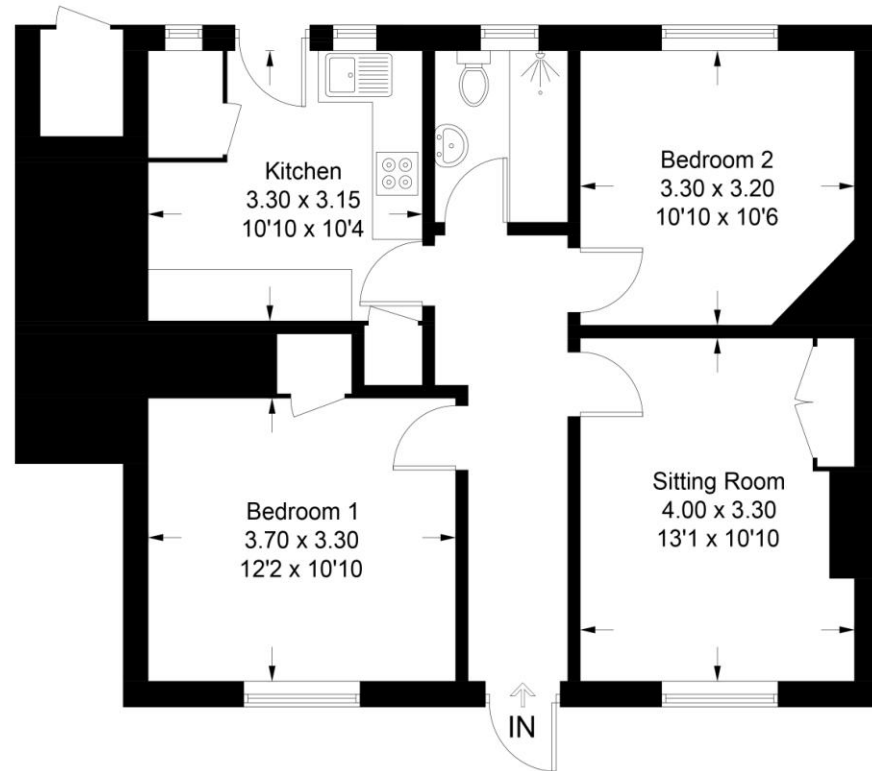


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111020)



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 £120,000

65 St Pauls Green
Dorset
DT9 4DY

Key features:

- Ground Floor Apartment
- Gardens to Front and Rear
- Spacious Accommodation
- Modernisation Required
- Two Double Bedrooms
- Electric Storage Heating
- Close to Local Schools
- Walking Distance to Town Centre



Why you'll like it

Spacious ground floor apartment with gardens to front and rear located in the desirable Dorset historic town of Sherborne. With modernisation required throughout, but currently in good order, this apartment represents a huge opportunity as a rental investment or to add capital value for a first time buyer. Early viewing recommended.

ENTRANCE HALL The double glazed front door opens into the central hallway from which all other rooms lead. There is cream wall paper and a patterned carpet. Electric storage heater.

KITCHEN/DINER 10' 9" x 10' 4" (3.3m x 3.15m) Good sized kitchen with double glazed window and door opening to the rear garden. Traditional fitted kitchen units and laminate work top. Floral cream patterned tiling and vinyl flooring. Plenty of storage with fitted larder cupboard and under stairs cupboard.

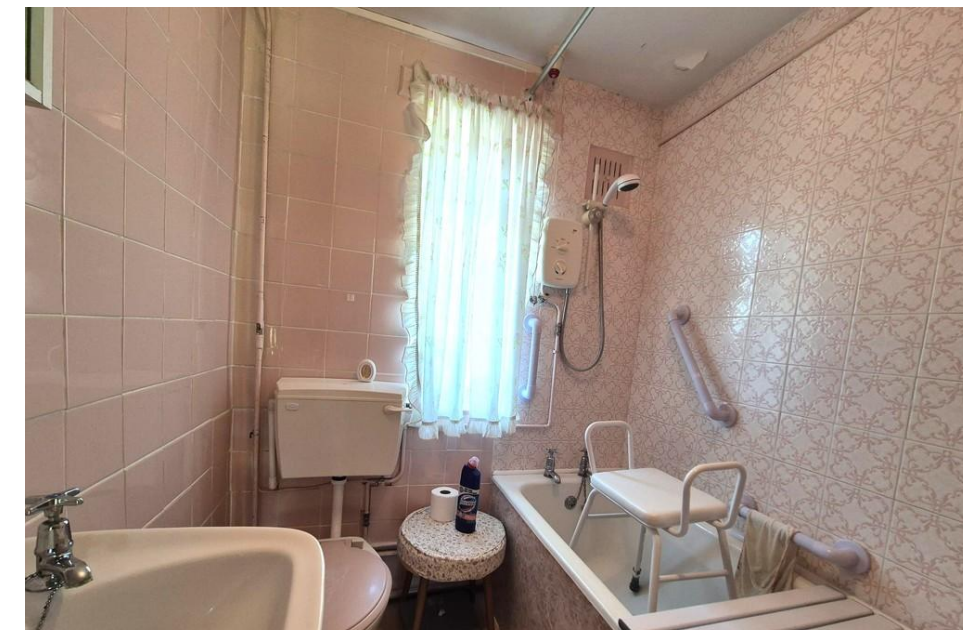
SITTING ROOM 13' 1" x 10' 9" (4m x 3.3m) Reception room with double glazed window to the front. Beige carpet and papered walls. Electric storage heater and fireplace with electric fire. Fitted cupboard.

BEDROOM ONE 12' 1" x 10' 9" (3.7m x 3.3m) Double bedroom with double glazed window to the front. Cream carpet and papered walls. Fitted wardrobe.

BEDROOM TWO 10' 9" x 10' 5" (3.3m x 3.2m) Double bedroom with double glazed window to the rear. Cream carpet and papered walls. Boarded fireplace in the corner.

BATHROOM With double glazed window to the rear. Traditional bathroom with suite of cream toilet, bath and basin. Pink tiling and vinyl flooring. Electric shower over the bath.

OUTSIDE There is a good sized garden to the front with a bordered pathway leading to the front door. A path leads to the side of the building with side access to the first floor flat and pathway to the rear gardens. Flat 65 has a lawn area adjacent to the building, note that it is not enclosed. There is a lockable outside cupboard to the rear. Parking is on road, but is unrestricted and plentiful.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

