



Property Location

This courtyard mews house is located just off Digby Road which is just a 2-minute walk to Sherborne's high street, market, pubs and restaurants, but with the benefit of a tucked-away location giving peace and quiet.

Approximate Gross Internal Area = 65.1 sq m / 701 sq ft

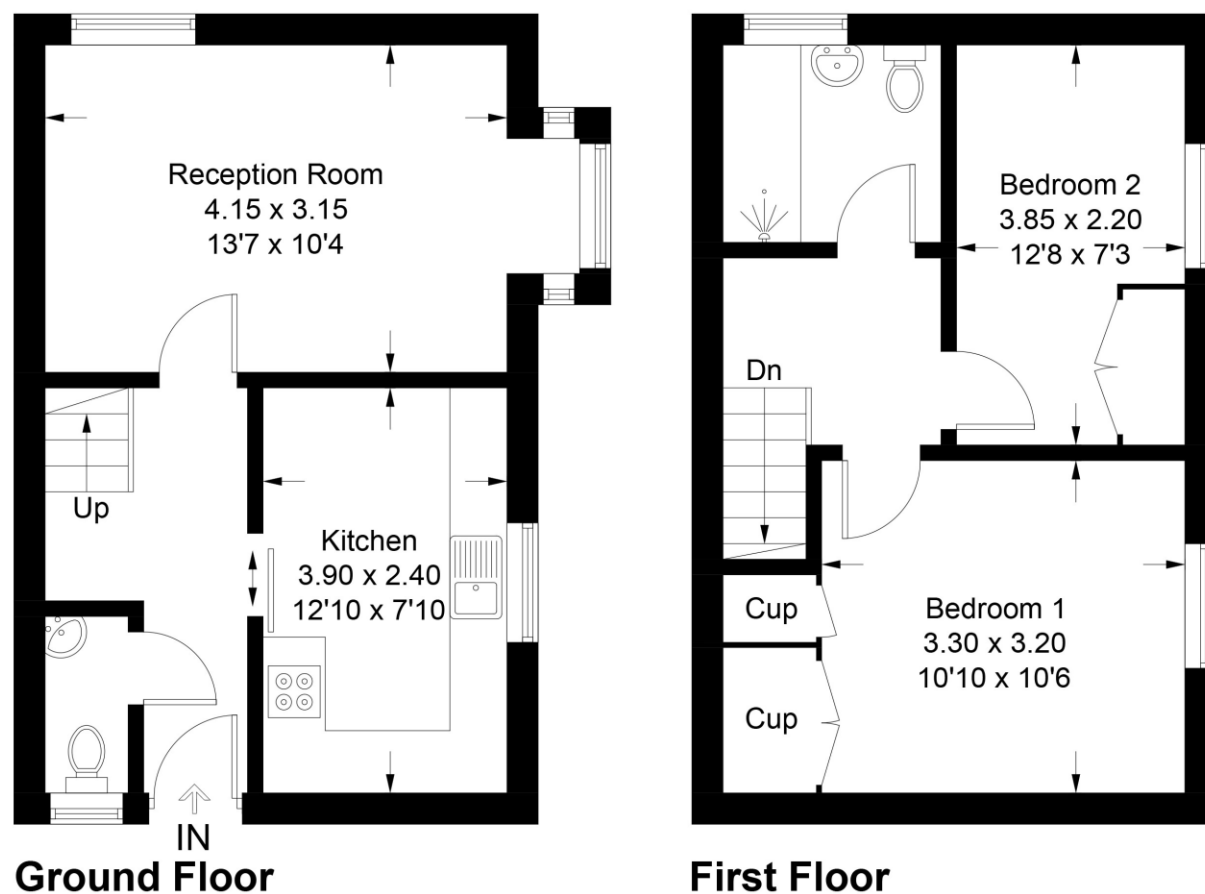


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1184766)



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.



Digby Road, Sherborne

Asking Price Of £225,000

12 Wessex Court
Sherborne
DT9 3PP

Key features:

- Courtyard Mews House
- Close to Sherborne Town Centre
- Off-Road Parking
- Gas Central Heating
- Built in Storage
- Ground Floor WC
- Close to Shops and Amenities
- Convenient for Sherborne Schools

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Location, location, location! A fantastic opportunity to own this gorgeous mews house a stone's throw from Sherborne town centre, a thriving Dorset market town with a host of unique boutique shops and restaurants. With allocated off-road parking space for one car this modern house benefits from a good-sized fitted kitchen, downstairs cloakroom and dual-aspect sitting room. Upstairs there are two double bedrooms, both with built-in storage and a family bathroom. Chain free.

ENTRANCE HALL Wooden glazed front door opening into the ground floor hallway with stairs rising to the first floor to the left and doors to the sitting room, kitchen and cloakroom. Neutral carpet and decor. Radiator. Storage space under the stairs for shoes, coats etc,

KITCHEN 12' 9" x 7' 10" (3.9m x 2.4m) Light and spacious kitchen with room at the end for a small dining table. Double glazed window. Neutral decor and vinyl flooring. Fitted kitchen with a range of cream shaker-style units and wood-effect laminate work-top. Integrated gas hob, over-hob extractor, electric oven and under-counter

fridge. Space for washing machine. Wall-mounted Ideal gas central heating boiler. Radiator.

SITTING ROOM 13' 7" x 10' 4" (4.15m x 3.15m) Good sized reception room with space for both sitting and dining areas should one wish. Square bay double glazed window to the front and a second to the side. Neutral carpet and decor. Radiator.

CLOAKROOM Ground floor WC with double glazed window to the side. Neutral carpet and decor. White hand wash basin and toilet. Radiator.

STAIRS AND LANDING Light brown carpeted stairs rise to the first floor landing. Neutral decor. Loft hatch.

BEDROOM ONE 10' 9" x 10' 5" (3.3m x 3.2m) Double bedroom with double glazed window to the front. Neutral decor and carpet. Radiator. Two built-in storage cupboards / wardrobes.

BEDROOM TWO 12' 7" x 7' 2" (3.85m x 2.2m) Double bedroom with double glazed window to the front. Neutral decor and carpet. Radiator. Built-in storage cupboard / wardrobe.

BATHROOM Attractive modern bathroom with double glazed window to the side. White suite of pedestal basin, toilet and bath with shower above and fixed screen. Cream tiled walls and tile-effect flooring. Radiator.

