



Property Location

This two-bedroom apartment is situated on the northern side of the Dorset market town of Sherborne. There are plenty of shops, cafes, schools and other amenities within a short walking distance. Nearby train links to London and Exeter.

Kings Court, Quarr Lane, DT9 4HT

Approximate Gross Internal Area = 51.0 sq m / 549 sq ft

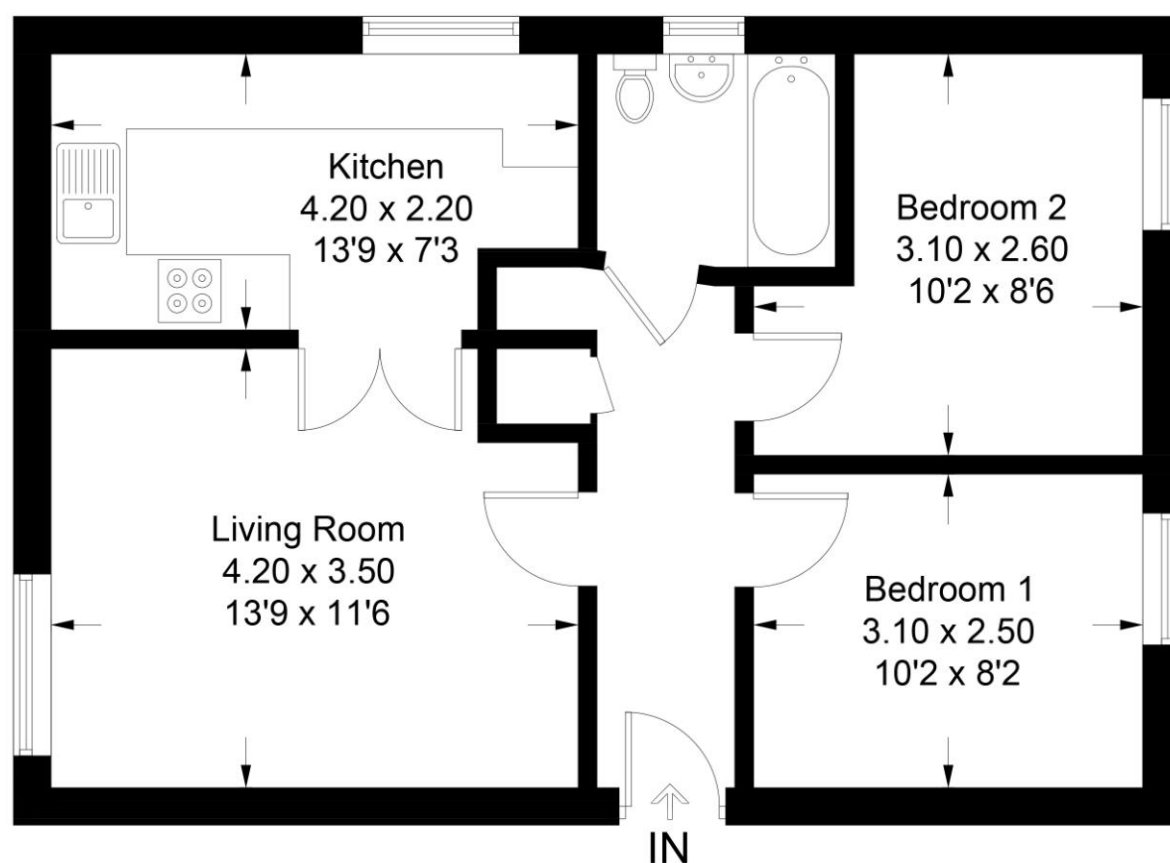


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1252406)



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.



Quarr Lane, Sherborne

Offers In Region Of £120,000

Martin & Co Yeovil

18 Princes Street • Yeovil • BA20 1EW
T:01935 420555 • E: Yeovil@Martinco.com

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Kings Court Sherborne DT9 4HT

Key features:

- Investment Opportunity
- Off Road Parking
- £8,400 Gross Rental Income
- 7.4% Potential Gross Yield
- Close To Local Amenities
- First Floor Flat
- Double Glazing
- Tenants In Situ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

A spacious first floor two-bedroom apartment in the desirable market town of Sherborne. A fantastic first home or investment opportunity with current tenants in situ and offering a potential gross yield of 7.4%. The flat comprises of an entrance hall, living room, kitchen, family bathroom and two double bedrooms. There is unallocated off-road parking.

ENTRANCE HALL: Entering the apartment through the communal staircase you are welcomed into a bright hallway that provides access to the living room, bathroom and both bedrooms. The hall is Neutrally decorated with grey carpet. One radiator.

LIVING ROOM 13' 9" x 11' 5" (4.2m x 3.5m) The generous living space features a centrally positioned decorative fireplace. The room has a large double-glazed window to the front of the property. The floor has wooden laminate flooring and walls are neutrally decorated. One radiator.

KITCHEN 7' 2" x 13' 9" (2.2m x 4.2m) The kitchen benefits from plentiful counter top space and two large double-glazed windows. The kitchen has wooden cabinets and an integrated electric oven, hobs and extractor fan above. There is ample space for a washing machine, dishwasher and fridge freezer. The walls have neutral tiled splashguards and vinyl flooring.

BEDROOM ONE 10' 2" x 8' 2" (3.1m x 2.5m) A spacious double bedroom with double glazed window to the rear. Grey carpet and neutral walls. One radiator.

BEDROOM TWO 10' 2" x 8' 6" (3.1m x 2.6m) A double bedroom with double glazed window. This room is currently being utilised as a walk-in wardrobe. Grey carpet and neutral walls. One radiator.

BATHROOM 5' 6" x 6' 2" (1.7m x 1.9m) The family bathroom consists of a complete white wash suite of a W/C, basin and bathtub with fitted overhead shower unit. The walls are tiled throughout and has vinyl flooring. Hand towel rail.

OUTSIDE: To the front and rear of the property is a communal garden space. To the rear is also unallocated parking.

