

Symonds
& Sampson



16

Castle Road, Sherborne

16

Castle Road
Sherborne
DT9 3RP

This well-presented bungalow is situated on a corner plot in a highly sought after residential neighbourhood on the outskirts of the historic Abbey Town of Sherborne. The property offers three well proportioned bedrooms with off-street parking and a south facing garden.



- Three bedroom detached bungalow
 - Well presented throughout
 - Corner plot
 - Low maintenance rear garden
 - South facing garden
 - Ample off street parking
- Located within close proximity to amenities

Guide Price £450,000

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



ACCOMMODATION

Upon entering the property, you are welcomed into a porch that leads into the hallway. The hallway provides access to all principal rooms, as well as a cloakroom equipped with a WC, vanity unit, and an obscured window.

Continuing down the hallway, the kitchen meets all culinary needs with ample storage, an integral fridge and freezer, an eye-level oven, an electric hob with an extractor fan, and a sink. There is also an internal rear window and a cupboard which houses the gas fired boiler.

From the kitchen, you can access the spacious summer room, which boasts triple-aspect windows and is double glazed throughout. French doors provide access to the patio area. The summer room also includes wall and base units, an integral washing machine and a radiator.

The living room can be accessed through the kitchen or the central hallway and features dual-aspect windows, an electric fireplace, a TV point and radiators.

The master bedroom offers a large front-facing window, a radiator, a TV point and ample built-in wardrobes.

Bedroom two provides a rear-facing window and a radiator.

Bedroom three, currently utilized as an office, offers a front-facing window and a radiator.

The family bathroom includes a WC, a vanity unit, a heated towel rail, a shower, an extractor fan and a rear obscured window.

The hallway provides access to the loft which is partly boarded.

OUTSIDE

The rear garden is accessed by the summer room and is largely patioed as well as laid with astroturf. Lying within is flower beds with an array of shrubs and flowers. There is also a raised flower bed, an electric canopy, shed, side access and access to the garage through a pedestrian door.

SITUATION

Nestled on the outskirts of historic Abbey Town of Sherborne, Castle Road is part of a sought-after residential neighbourhood.

Sherborne's main shopping street offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

SERVICES

Mains electric, drainage and water
Gas central heating
Dorset Council - www.dorsetcouncil.gov.uk
Council Tax Band - D
EPC - D

Ultrafast broadband is available in the area

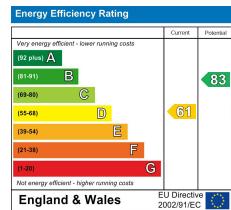
Mobile phone coverage is available outside, limited coverage is available inside.

Source Ofcom ofcom.org.uk

DIRECTIONS

Follow the A30 (Coldharbour) East towards Milborne Port, when you reach the roundabout take the third exit onto Castle Road. Follow this road for approximately 150 yards, the property is located on the right hand side. What3words -
///treatment.performs.refuses





Castle Road, Sherborne

Approximate Area = 993 sq ft / 92.2 sq m

Garage = 147 sq ft / 13.7 sq m

Total = 1140 sq ft / 105.9 sq m

For identification only - Not to scale



Sherb/JM/0725



01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT