



Abbots Way, Sherborne, Dorset, DT9 6DU

Guide Price £280,000

Freehold

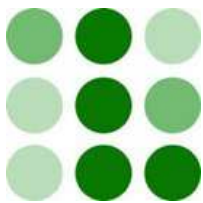
This three bedroom detached home is situated on the outskirts of Sherborne in a popular residential area close to local amenities including shops and is offered for sale with no forward chain. The accommodation includes an entrance hallway, cloakroom, sitting room, separate dining room and a kitchen whilst on the first floor there are two double bedrooms, a single room and the family bathroom. There is ample driveway parking to the front which leads to the single garage whilst to the rear there is a fully enclosed garden.

 **LACEYS**
YEOVIL LTD



12-14 Hendford, Yeovil, Somerset, BA20 1TE

Tel: 01935 425115 Email: info@laceysyeovil.co.uk



7 Abbots Way, Sherborne, Dorset, DT9 6DU



- Detached Family Home
- Popular Residential Location
- Neutrally Decorated
- No Forward Chain
- Enclosed Rear Garden
- Ground Floor Cloakroom
- Driveway & Garage

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

The **ACCOMMODATION** comprises:

Entrance Hallway

Upon entering the property you are greeted with an entrance hallway which has doors opening to the sitting room and ground floor cloakroom. Stairs provide access to the first floor landing. There is a radiator and a ceiling light point.

Cloakroom

Fitted with a low level WC and a wall hung wash basin. There is an obscured front facing double glazed window, a ceiling light point and a radiator.

Sitting Room 4.42 m x 3.99 m (14'6" x 13'1")

A large double glazed window overlooks the front garden. There is a radiator and two ceiling light points.

Dining Room 2.99 m x 2.51 m (9'10" x 8'3")

Conveniently positioned between the living room and kitchen this room has a double glazed window overlooking the rear garden. There is a radiator and a ceiling light point.

Kitchen 2.90 m x 2.39 m (9'6" x 7'10")

Fitted with a selection of wall, base and drawer units with work surfaces above. The electric cooker will remain and there is space for a washing machine and fridge/freezer. The stainless steel sink is positioned under the rear facing double glazed window. There is a deep under stairs cupboard, a strip light and a radiator. A part glazed door opens to the garden.

Landing

Doors open to all three bedrooms, the family bathroom and the airing cupboard which houses the hot water cylinder. There is a ceiling light point, a side facing double glazed window and access is available to the loft.

Bedroom One 2.92 m x 2.73 m (9'7" x 8'11")

A nice size double room offering built in wardrobes. A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point.

Bedroom Two 2.91 m x 2.80 m (9'7" x 9'2")

The second bedroom is also a double room and has a built in wardrobe, a radiator and a ceiling light point. A double glazed window overlooks the rear garden.

Bedroom Three 2.86 m x 2.07 m (9'5" x 6'9")

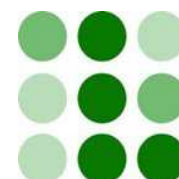
A single room with a useful storage cupboard. A double glazed window overlooks the front of the property. There is a radiator and a ceiling light point.

Family Bathroom

Fitted with a panel enclosed bath with electric shower above and glass screen to side, a low level WC and a pedestal wash basin. There is an obscured rear facing double glazed window, a radiator, an enclosed ceiling lamp and an extractor fan.

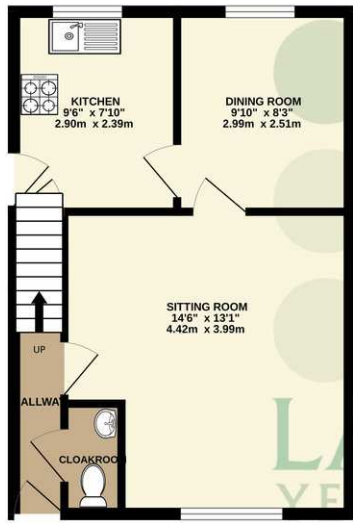
Outside

As you approach the property you are met with the driveway parking with an area of lawn to the side and mature shrubs whilst to the rear the good size garden is mainly laid to lawn and shingle with some mature shrubs. The Single Garage has an up and over door to the front, a personal door to the rear, power and light. The gas fired boiler can also be found in here.

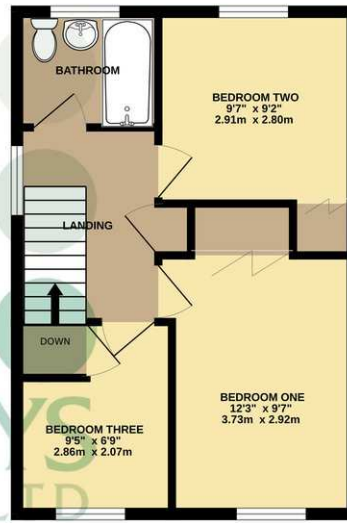


7 Abbots Way, Sherborne, Dorset, DT9 6DU

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.

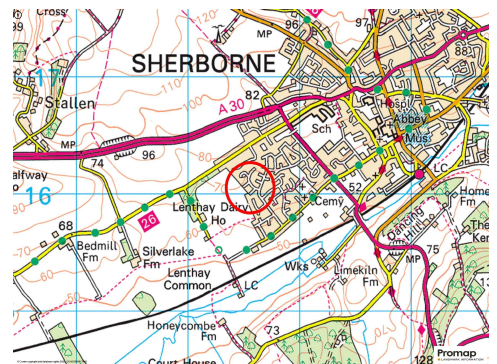
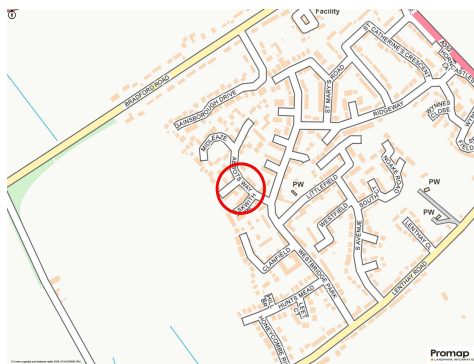


TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Please Note

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs/Floor Plans

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

Material Information applicable in all circumstances

Material Information

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information applicable in all circumstances

- Council Tax Band - D
- Asking Price - Guide Price £280,000
- Tenure - Freehold

Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances – please visit HMRC's SDLT Calculator <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>

Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

Material Information to assist making informed decisions

- Property Type - Detached House
- Property Construction - Traditional
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Gas Central Heating- boiler in garage and tank in airing cupboard.
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Driveway & Garage

Material Information that may or may not apply

- Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions - Not to carry on any trade or business on the land hereby transferred.
- More covenants in place refer to your solicitor.

Material Information that may or may not apply continued

- Rights and Easements - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- Current Flood Risk - According to the Environment Agency's website the property is considered to be at Very Low Risk of River, Sea & Surface water flooding. For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Accessibility/ Adaptations - N/A
- Coalfield Or Mining Area - N/A
- Energy Performance Certificate (EPC Rating) - D

Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 28/04/2026. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.