



Property Location

The property is situated in the peaceful Dorset village of Branford Abbas. The village offers a primary school, church, pub, cricket club and recreational ground. The historic market town of Sherborne is a short drive away and offers plenty of local shops, restaurants and has two castles. Excellent nearby train links to London, Exeter and Bristol.

12 Manor Close, Bradford Abbas, Sherborne, Dorset, DT9 6RN

Approximate Gross Internal Area = 115.7 sq m / 1245 sq ft
Double Garage = 35.0 sq m / 377 sq ft
Total = 150.7 sq m / 1622 sq ft

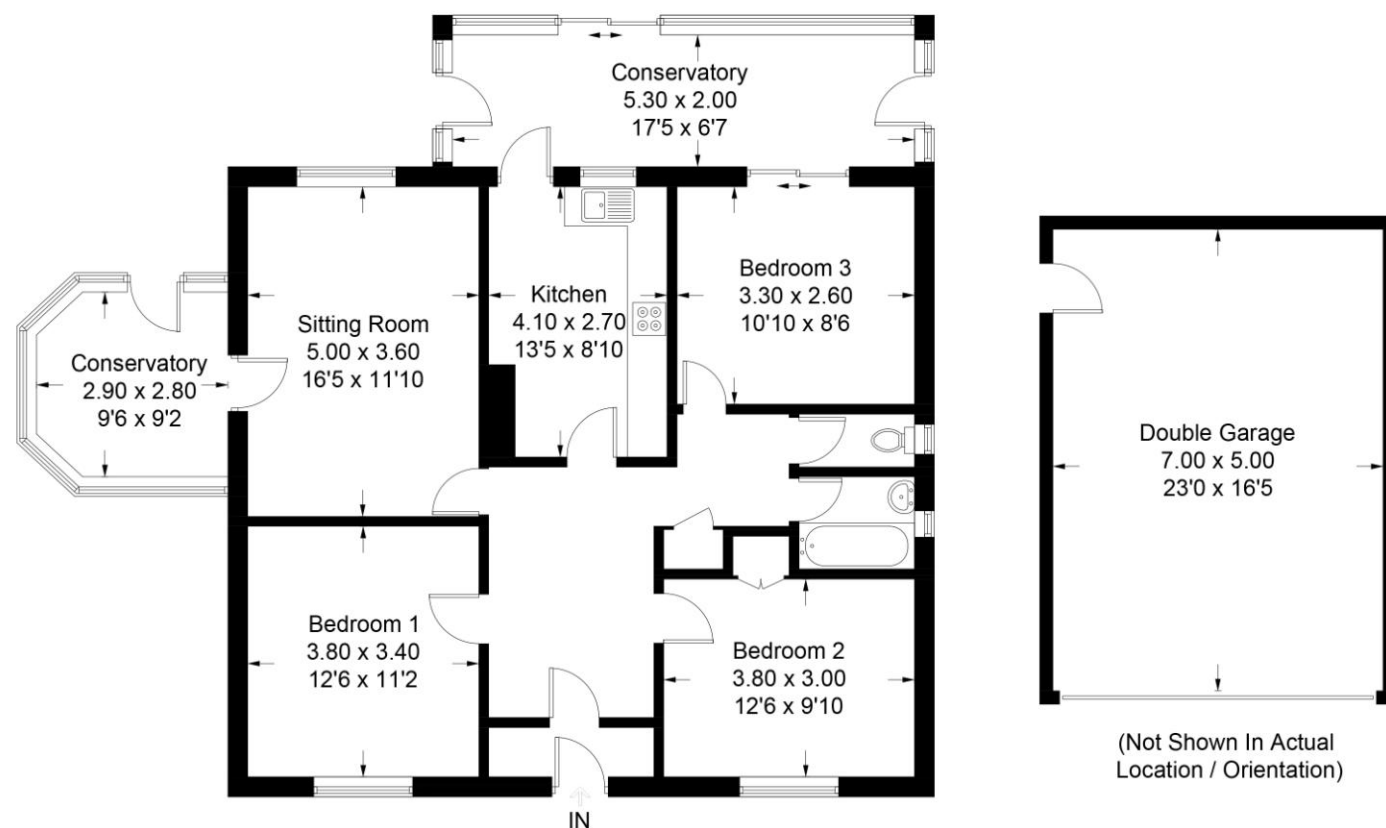


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334801)



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.

12 Manor Close, Bradford Abbas

Offers In Region Of £300,000

12 Manor Close Bradford Abbas DT9 6RN

Key features:

- Three Bedroom Detached Bungalow
- Desirable Village Location
- Chain Free
- Sold as Seen
- Driveway Parking and Double Garage
- Generous Private Garden
- Two Conservatories
- Scope for Modernising and Improvements Throughout

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	74 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This three-bedroom detached bungalow features a sitting room, kitchen, cloakroom, bathroom, two conservatoires, three bedrooms, double garage, ample driveway parking and generous garden space. The property is sold as seen and with no further chain. Viewing is highly recommended.

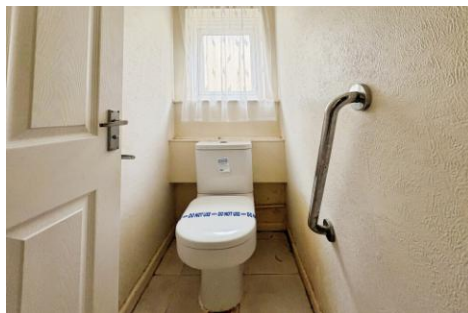
PORCH: A double-glazed door leading into the porch before continuing through into the entrance hall.

ENTRANCE HALL: The entrance hall provides access to the sitting room, kitchen, three bedrooms, cloakroom, bathroom, airing cupboard and the loft hatch above. Neutrally decorated walls and tiled flooring. Two radiators.

SITTING ROOM 16' 4" x 11' 9" (5.0m x 3.6m) Featuring a centrally positioned fireplace and large double-glazed window to the rear garden. Neutral walls and blue carpet. Door leading to the conservatory. One radiator.

KITCHEN 13' 5" x 8' 10" (4.1m x 2.7m) The kitchen is fitted with a mixture of white cabinets and drawers. Ample work surfaces with an inset stainless-steel basin and drainer. Space for a freestanding electric oven. Tiled splashguards and flooring. Storge cupboard and door leading to the conservatory. Double glazed window. One radiator.

W/C 5' 6" x 2' 7" (1.7m x 0.8m) Small cloakroom with a white w/c and obscured double-glazed window to the side of the property.



BATHROOM 5' 6" x 4' 7" (1.7m x 1.4m) A two-piece suite comprising of a white bathtub and hand basin. Fully tiled walls and flooring. Wall mounted vanity mirror. Obscure double-glazed window to the side of the property.

CONSERVATORY ONE 17' 4" x 6' 6" (5.3m x 2.0m) A large conservatory overlooking the rear garden with sliding doors to the front and a door to each side. Tiled flooring.

CONSERVATORY TWO 9' 2" x 9' 6" (2.8m x 2.9m) A conservatory overlooking the garden to the side of the property.

BEDROOM ONE 11' 1" x 12' 5" (3.4m x 3.8m) A double bedroom with a double-glazed window to the front of the property. Neutral walls and carpet flooring. One radiator.

BEDROOM TWO 12' 5" x 9' 10" (3.8m x 3.0m) A double bedroom featuring a built-in wardrobe and double-glazed window to the front of the property. Neutrally decorated walls and pale green carpet. One radiator.

BEDROOM THREE 8' 6" x 10' 9" (2.6m x 3.3m) A double bedroom with double glazed sliding doors leading into the conservatory. Neutral walls and beige carpet flooring. One radiator.

DOUBLE GARAGE 16' 4" x 22' 11" (5.0m x 7.0m) A detached double garage with an up-and-over style door to the front. Side door access.

OUTSIDE: To the front of the property is ample driveway parking suitable for multiple cars. Access to the property, garage and the rear garden. To the rear of the property is a private and enclosed garden laid mostly to lawn with mature trees and flower bed borders. Various green houses and sheds.

MATERIAL INFORMATION:
Council Tax Band: D
Oil Central Heating
No Onward Chain
The Property is Sold as Seen.

