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Uplands, Yetminster, Sherborne, Dorset

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Uplands
Yetminster
Sherborne
DT9 6JZ

Offered to the market with no onward chain, this two bedroom bungalow provides well presented accommodation with a newly fitted kitchen, modern shower room and south facing garden.



- Detached two bedroom bungalow
 - Newly fitted kitchen
 - South facing garden
 - Garage
- Sought after location with close proximity to amenities
 - No onward chain



Guide Price **£300,000**

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

Offering a detached two bedroom bungalow situated in the heart of the highly regarded village of Yetminster. Thoughtfully arranged accommodation throughout the property benefits from brand new fitted kitchen and a modern bathroom. Further benefiting from a south facing garden and a wrap around plot.

ACCOMMODATION

The entrance hall, featuring hardwood flooring, provides access to the principal living spaces. The kitchen and living/dining room are positioned to the rear of the property. The kitchen is newly installed and well-equipped, offering space for white goods alongside modern cabinetry designed to meet all culinary needs, with a door leading out to the rear garden.

The living/dining room is a spacious and light-filled reception area, with doors opening onto the garden, creating an ideal space for both relaxing and entertaining.

There are two bedrooms, both situated to the front of the property, with the principal bedroom being of a particularly generous size. The accommodation is served by a contemporary shower room, finished to a modern standard.

GARDEN

The south-facing garden wraps around the rear of the property and is enclosed by fencing and established hedging, creating a private and secure environment. A patio and decking area lie adjacent to the property, providing ideal spaces for outdoor seating and entertaining, while a lawn extends to the side.

Pedestrian access is available to the rear of the single garage, where a section has been adapted to provide a useful utility area with ample space for white goods further housing the boiler. The garage itself benefits from an electric door.

To the front, the property offers off-road parking positioned in front of the garage.

SITUATION

The property is situated within the popular village of Yetminster, which offers a range of everyday amenities including a village shop, doctor's surgery, public house, and a well-regarded primary school. The village also benefits from its own railway station, providing convenient connections to the wider network.

The nearby historic abbey town of Sherborne offers a more comprehensive range of facilities, including a variety of independent shops, supermarkets, restaurants, and cafés. Sherborne is particularly renowned for its excellent schooling, with both state and highly regarded independent options including Sherborne School, Sherborne Girls, and The Gryphon School. The town also provides a mainline railway station with direct services to London Waterloo.

The regional centre of Yeovil lies within easy reach and offers an extensive range of shopping, leisure, and employment facilities.

MATERIAL INFORMATION

Mains water, electricity and drainage.
LPG central heating.

Broadband - Superfast broadband is available.

Mobile phone connection is available at the property for further information please see - <https://www.ofcom.org.uk>

Dorset Council
Council Tax Band: C

DIRECTIONS

What3words - ///seashell.yachting.spaceship



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Approximate Area = 833 sq ft / 77.4 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1458469



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	39
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Sherb/JM/0526



01935 814488

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



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