



5 Roberts Court,



5 Roberts Court,

Digby Road, Sherborne, Dorset DT9 3LB

The Abbey, Town Centre and Railway Station are within 150m.
Yeovil 6 miles. A303 8 miles.

A well appointed three bedroom attached town house situated within a stunning gated development with attractive communal gardens, together with its own courtyard garden and off road parking, all within walking distance of the town centre. EPC Band C.

- Offered with vacant possession
- Secure Private Gated Development
- Living Room, Kitchen/Breakfast room
- One En suite and Family Bathroom
- Freehold
- Walking Distance of the Town and Railway Station
- Hallway and Cloakroom
- Three Bedrooms
- Private Courtyard and Parking Space
- Council Tax Band E

Offers In Excess Of £375,000

SITUATION

This charming property occupies a delightful position in the heart of Sherborne, just 150 metres from the iconic Abbey and Cheap Street, the town's main shopping thoroughfare. Sherborne is a highly sought-after historic Abbey town, celebrated for its beautiful architecture, renowned independent and state schools, fascinating museum, two castles, and a vibrant calendar of music and cultural events.

Conveniently located, the mainline railway station—offering direct services to Exeter and London Waterloo—is within 150 metres, while the A303 is approximately 8 miles to the north at Wincanton, providing excellent road links.

DESCRIPTION

5 Roberts Court is an attractive townhouse set within a secure, gated development of similar properties, just 150 metres from Sherborne Abbey and the bustling Cheap Street. This exclusive development, built in 2006, enjoys a picturesque courtyard setting with beautifully maintained communal gardens and a central water feature, creating a tranquil and welcoming environment.

Constructed in traditional style, the homes feature local hamstone elevations beneath slate roofs, blending seamlessly with Sherborne's historic character. The property benefits from gas-fired central heating, double glazing, and includes a private courtyard garden and secure allocated parking space.



ACCOMMODATION

The property is approached via an entrance canopy porch with a courtesy light and a glazed door leading into the entrance hallway. This welcoming space features attractive Travertine flooring and a staircase rising to the first floor, with a useful cupboard beneath. Off the hallway is a cloakroom fitted with Travertine flooring, a low-level WC, and a wash hand basin. The living room is generously proportioned and enjoys views from two aspects, including a charming bay window to the front. A central stone fireplace with an inset gas living flame fire provides a striking focal point. A door leads through to the kitchen/breakfast room, which is well appointed with a one-and-a-half bowl single drainer sink unit with mixer taps, adjoining worktops with tiled surrounds, and an excellent range of floor and wall-mounted cupboards and drawers. Appliances include a gas hob with stainless steel extractor hood, built-in oven and grill, and integrated fridge and freezer. Travertine flooring continues here, and a window overlooks the rear aspect.

On the first floor, the landing gives access to a staircase rising to the second floor. Bedroom one enjoys a rear aspect and benefits from an en suite shower room comprising a shower cubicle, vanity unit with inset wash hand basin and cupboard beneath, low-level WC, and attractive wall tiles. Bedroom two overlooks the front of the property. The family bathroom is fitted with a bath and shower over, a vanity unit with inset wash hand basin and cupboard beneath, a concealed WC, and stylish tiled floor and walls.

The second floor landing features a rear aspect window offering wonderful views of Sherborne Abbey and includes a large storage cupboard. Adjoining this is bedroom three, a bright and airy room with dual-aspect views, including stunning Abbey vistas. This bedroom also benefits from a fitted wardrobe and a cupboard housing the newly installed gas-fired boiler.

OUTSIDE

The property is within a secure gated development with CCTV and controlled access. The automated wrought iron gates open into a picturesque courtyard setting, around communal gardens with a central water feature. There is a secure parking space, together with bin stores, secure letter boxes. 5 Roberts Court benefits from its own personal courtyard garden.

SERVICES

All mains services are connected.

Gas fired central heating.

Broadband availability : Standard, Superfast and Ultrafast (ofcom)

Mobile availability : EE, Three, O2 and Vodafone (ofcom)

Flood risk status : very low risk (environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agent, Stags, Yeovil Office. Telephone 01935 475000

TENURE & MANAGEMENT

5 Roberts Court is sold on a Freehold basis. Common parts are leased by the executors of Sherborne Castle Estates to Roberts Court Sherborne Management Co. Ltd. for a term of 999 years on a peppercorn rent. The owner of no. 5 is a member of the company and is responsible for a share of the costs and maintenance of these common parts with an annual charge of approximately £525.

Restrictive Covenants: Please speak with the agent for further clarification

The management committee does not allow short term holiday letting of any of the properties within the development.

Dogs are not permitted on site, as there is a nuisance clause in the terms.

DIRECTIONS

Immediately opposite The Abbey head south along Digby Road and after a short distance, Roberts Court will be seen on the right hand side, before the Police Station with the entrance gates located to the right of the offices for NFU Mutual.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01935 475000 or via email lettings@stags.co.uk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft

Ground Floor **First Floor** **Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID962757)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4/6 Park Road, Yeovil,
Somerset, BA20 1DZ

yeovil@stags.co.uk

01935 475000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London