



**Connells**

East Mill Court East Mill Lane  
Sherborne



### Property Description

Set in the sought after town of Sherborne is this two bedroom semi-detached bungalow with NO ONWARD CHAIN. Spacious kitchen/dining area and separate lounge/sun room, low maintenance garden to the rear laid to patio and garage and driveway parking.

### Entrance Hall

Glazed wooden door to the front, radiator and access to the loft.

### Lounge/Sun Room

12' 11" x 10' 10" ( 3.94m x 3.30m )  
Double glazed patio doors to the rear and a radiator.

### Kitchen / Diner

25' 9" max x 17' 11" max ( 7.85m max x 5.46m max )  
Two double glazed windows to the side, fitted kitchen with back units with cupboards under, integrated fridge/freezer and dishwasher, Belfast sink, island, built in Everhot oven, plumbing for a washing machine (washing machine can stay), tiled flooring, wall mounted cupboard housing the gas central heating boiler, upright radiator and a telephone point.

### Bedroom One

15' 7" max x 9' 9" ( 4.75m max x 2.97m )  
Double glazed windows to the front and side, fitted wardrobes, television aerial socket and a radiator.

### Bedroom Two

10' 10" x 9' 1" ( 3.30m x 2.77m )  
Two double glazed windows to front, fitted wardrobes and a radiator.

### Bathroom

9' 6" x 5' 7" ( 2.90m x 1.70m )  
Walk in shower, WC, wash hand basin in unit, light with a shaver point, heated towel rail and an extractor fan.

## Garage

16' 1" x 7' 9" max ( 4.90m x 2.36m max )  
Electric up and over door, power and lighting.

## Rear Garden

The rear garden is paved with a raised bed, outside tap and a small timber shed.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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92 Cheap Street  
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EPC Rating: C Council Tax  
 Band: D

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Tenure: Freehold



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