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Simons Road, Sherborne, Dorset

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Simons Road
Sherborne
Dorset
DT9 4DW

This well presented mid terrace property offers two bedrooms and comfortable accommodation throughout. The property benefits from a generously sized, south-westerly facing garden.



- Mid terraced two bedroom property
- Sought after location with close proximity to Sherborne town
 - Off street parking
 - Good size garden
 - No onward chain



Guide Price **£195,000**

Freehold

Sherborne Sales
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THE DWELLING

This attractive two-bedroom terraced property features brick elevations beneath a tiled roof and offers spacious accommodation arranged over two floors. The property benefits from a south westerly facing garden, providing excellent natural light, with the added advantage of off street parking.

ACCOMMODATION

The living room, positioned to the front of the property, features hardwood flooring and is centred around a feature fireplace with a stone hearth. To the rear, the kitchen is fitted with ample shaker-style cabinetry and provides direct access to the garden via a rear door.

Leading off the kitchen is a useful separate utility room with space for white goods, which in turn provides access to the family bathroom.

The first floor comprises two well-proportioned double bedrooms, with a cloakroom conveniently situated between them.

GARDEN

Directly adjacent to the property lies a terrace offering a south-westerly aspect, and a lawned area with established shrubbery to its borders.

To the front of the property is off street parking is provided for two cars.

SITUATION

Located in the historic and highly sought-after Abbey Town of Sherborne, this property offers convenient access to local amenities, schools, and transport links. The town's main shopping street features a wide range of independent shops, cafés, restaurants, and supermarkets including Waitrose and Sainsbury's. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles).

The property is particularly well placed for local schooling. The Gryphon School, Sherborne's secondary school, is located just 0.4 miles away (approximately an 8-minute walk) and is rated Good by Ofsted. Harbour Vale School, a nearby primary, is also conveniently situated within easy reach and holds a Good Ofsted rating. For younger children, Simons Road is just 0.2 miles away (around a 4-minute walk), offering quick access to local play areas and linked community facilities.

Sherborne benefits from a regular train service to London Waterloo (approximately 2.5 hours), while a faster service to London Paddington (around 90 minutes) is available from Castle Cary station (12 miles). Bournemouth, Bristol, and Exeter Airports are also within comfortable reach,

providing excellent regional and international travel options.

MATERIAL INFORMATION

Mains electric, gas water and drainage connected to the property.

Gas central heating

Broadband - Ultrafast broadband is available.

Mobile phone coverage is available at the property, please refer to Ofcom for further information -

<https://www.ofcom.org.uk>

Dorset Council

Council Tax Band: B

Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a 'connected person' to a member of Symonds & Sampson staff.

DIRECTIONS

What3words - ///shocking.yourself.snooping



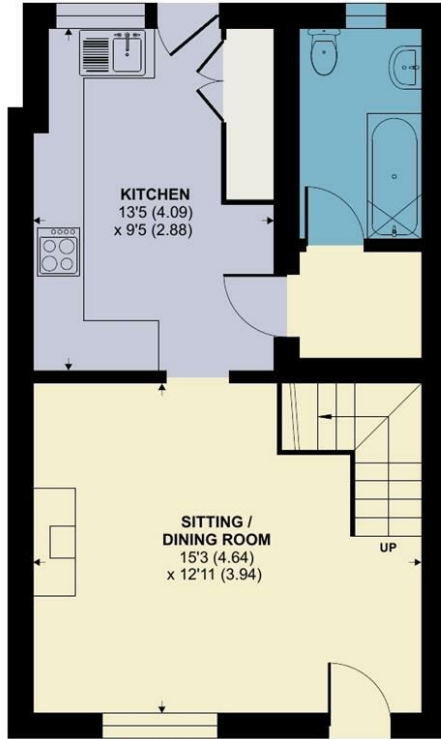


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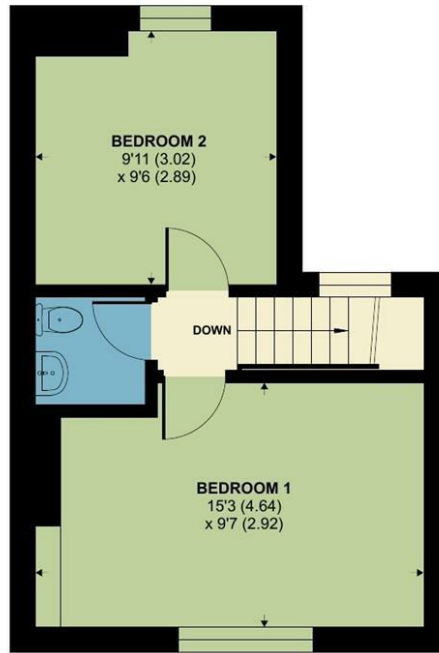
Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST 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: 1416313



Sherb/JM/4300



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