



Connells

Ballantyne Long Street
Sherborne



Property Description

A charming two-bedroom upper-floor apartment in the heart of Sherborne, just a short walk from the town's shops, cafés, and amenities. This well-presented home benefits from a 75% share of the freehold and features a cosy lounge with a multi-fuel burner, a practical shower room/utility room and further shower room off bedroom one, and a kitchen that opens onto a private terrace—perfect for relaxing outdoors. A wonderful blend of character, convenience, and town-centre living.

Entrance Hall

Stairs to the first floor and a Velux window.

Cloakroom

Wash hand basin and a WC.

Lounge

Sash bay window and further sash window, multi fuel stove, stairs up to the bedrooms, electric consumer unit, night storage heater and gas heaters.

Kitchen

Double glazed door on to the balcony, fitted kitchen with integrated electric oven and gas hob, electric cooker point, stainless steel sink and drainer, space for a fridge/freezer, plumbing for a slimline dishwasher, wall mounted gas central heating boiler and a gas heater.

Balcony

Balcony/terrace off the kitchen, perfect for relaxing outdoors.

Utility Room / Shower Room

Shower cubicle, wash hand basin, plumbing for a washing machine, space for a tumble dryer, night storage heater, radiator and an extractor fan.

Bedroom One

With restricted head height, two double glazed Velux windows, eaves storage, wash hand basin, radiator with a heated towel.

Ensuite

Shower cubicle, WC and a heated towel rail.

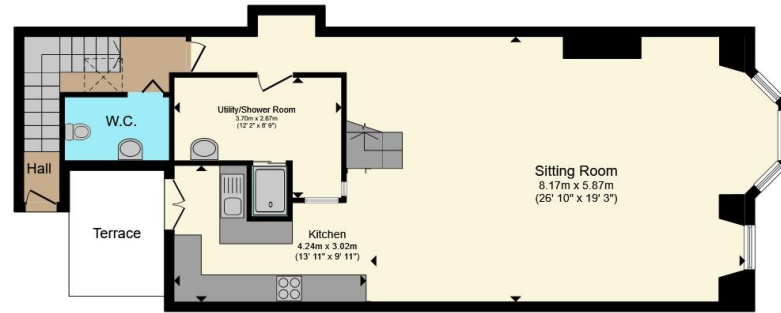
Bedroom Two

With restricted head height, double glazed window to the front and a night storage heater.

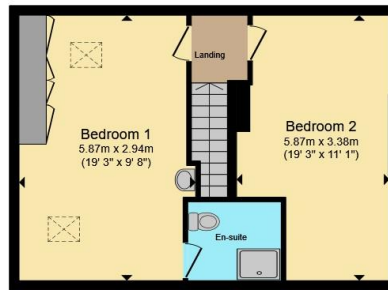








First Floor



Second Floor

Total floor area 133.9 m² (1,441 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 01935 812 155
E sherborne@connells.co.uk

92 Cheap Street
 SHERBORNE DT9 3BJ

EPC Rating: F Council Tax Band: B Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SHR306614

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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