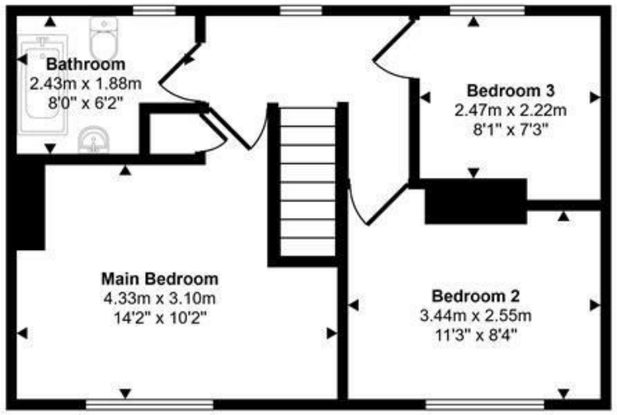
Approx Gross Internal Area
96 sq m / 1029 sq ft



Ground Floor
Approx 54 sq m / 586 sq ft

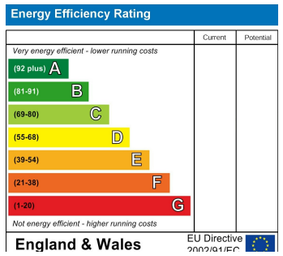


First Floor
Approx 41 sq m / 443 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Combe Hill
Milborne Port

Guide Price
£265,000

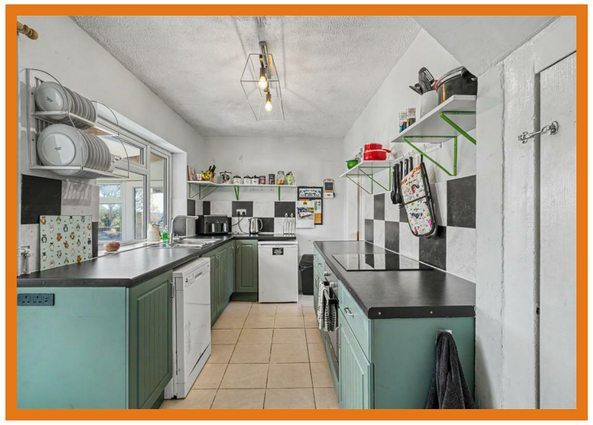
A three-bedroom end of terrace home set on a generous corner plot, with parking for four to five cars, an attached single garage and gardens to the front, side and rear, offered to the market with the added benefit of No Onward Chain. Set within the popular village of Milborne Port, close to Sherborne, this home offers well proportioned accommodation with excellent scope for a new owner to update and personalise to their own style.

The accommodation includes an entrance hall, a sitting room of over 17ft with an open fireplace, a dining room, a good sized galley style kitchen and a brick built conservatory, currently used as a utility, with a downstairs WC. Upstairs there are two good sized double bedrooms, a large single bedroom and a recently modernised bathroom. Outside, there is a decked seating area and lawn to the rear, with the garden continuing down the side of the house to a generous front garden. The driveway provides plenty of parking and leads to the attached garage, which offers scope to convert or extend above, subject to the necessary consents.

Combe Hill enjoys a convenient position within Milborne Port, a well served village offering everyday amenities. The historic town of Sherborne is just a short drive away, with its wide range of shops, schools and a mainline railway station providing services to London Waterloo and Exeter St Davids.













The Property

Inside
Ground Floor
The front door opens into the entrance hall, which has wood effect laminate flooring and carpeted stairs rising straight ahead to the first floor. To the left is the sitting room, a good sized dual aspect room of over 17ft with windows to the front and rear. The open fireplace forms a lovely focal point and offers scope for an open fire or wood burner. A door leads through to the kitchen at the rear. To the right of the hall is the dining room, which has wood effect laminate flooring and a window to the front, and would equally suit as a playroom or second sitting room. A door from the dining room also leads through to the kitchen.

The kitchen is a good sized galley style room, fitted with a range of wooden floor and eye level units with laminate work surfaces, a built-in oven and laminate flooring. A window and door lead through to the brick built conservatory, which is currently used as a utility area, with space for a washing machine and further cupboards. A downstairs WC leads off the conservatory, and a door opens out onto the rear garden.

First Floor
Stairs rise to the carpeted landing with doors leading off to all three bedrooms and the bathroom. The main bedroom is a good sized double room to the front of the property, and bedroom two is a further good sized double, also to the front. Bedroom three is a large single room overlooking the rear garden. The bathroom has been recently modernised and is fitted with a bath with electric shower over, a wash hand basin and a WC, with large slab tiling.

Outside
Gardens
The property sits on a corner plot, with gardens to the front, side and rear. A wooden decked area sits directly outside the conservatory, ideal for outdoor dining, with the rest of the rear garden laid to lawn. The garden continues down the side of the house to a generous front garden, which is partly laid to lawn and gravel. Truly a good sized plot for family life.

Parking and Garage
The driveway to the front provides parking for around four to five cars and leads to the attached single garage, which has wooden double doors to the front and a door from the rear garden. The garage offers scope to convert or extend above, subject to the necessary consents.

Useful Information
Energy Efficiency Rating [awaiting new certificate]
Council Tax Band B
Gas Central Heating
Mains Drainage
Freehold

Location and Directions
Milborne Port is a popular village on the Somerset and Dorset border, offering a range of everyday amenities including a village shop, a primary school, pubs and a church. The historic market town of Sherborne is just a short drive away, providing a wider range of independent shops, supermarkets, renowned schools and leisure facilities. Sherborne's mainline railway station offers direct services to London Waterloo and Exeter St Davids, and the A30 and A303 are both easily accessible, connecting to the South West and London. Surrounded by attractive countryside, the village offers a balance of convenience and access to rural walks.

Postcode – DT9 5BE

What3words – register.risen.lightbulb

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.