



**Connells**

24 Old Tannery Way  
Milborne Port Sherborne

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Milborne Port Sherborne DT9 5GA

for sale offers in excess of  
**£260,000**



### Property Description

A well-presented three-bedroom family home arranged over three floors, offering spacious and versatile accommodation. The property features a bright and airy lounge with French doors opening onto the rear garden, alongside a modern kitchen/diner with a Juliet balcony and a separate utility room.

The upper floors provide three bedrooms and a contemporary shower room, ideal for family living. Externally, the home benefits from a rear garden, two allocated parking spaces, and a garage, completing this attractive package.

### Entrance Hall

UPVC double glazed door to the front, stairs to the first floor, under stairs cupboard, radiator and a telephone point.

### Utility Room / W C

Wash hand basin, plumbing for a washing machine, wash hand basin with tiling to splash back, space for a tumble dryer, extractor fan and a radiator.

### First Floor Landing

Stairs to the second floor landing and a radiator.

### Lounge

Two double glazed windows to the rear, double glazed french doors to the garden, television aerial socket, telephone point and a radiator.

### Kitchen / Diner

Juliet balcony doors, fitted kitchen with wall and base units, work surfaces, integrated electric oven and hob, sink and drainer, water softener, integrated fridge/freezer and dishwasher, radiator and the central heating boiler.

### Second Floor Landing

Airing cupboard housing the gas central heating boiler and access to the loft.

## Bedroom One

Double glazed window to the front, built in wardrobes, television aerial socket and a radiator.

## Bedroom Two

Double glazed window to the rear, built in wardrobe and a radiator.

## Bedroom Three

Double glazed window to the rear and a radiator.

## Shower Room

Double glazed window to the front, double shower cubicle, WC, wash hand basin, extractor fan and a radiator.

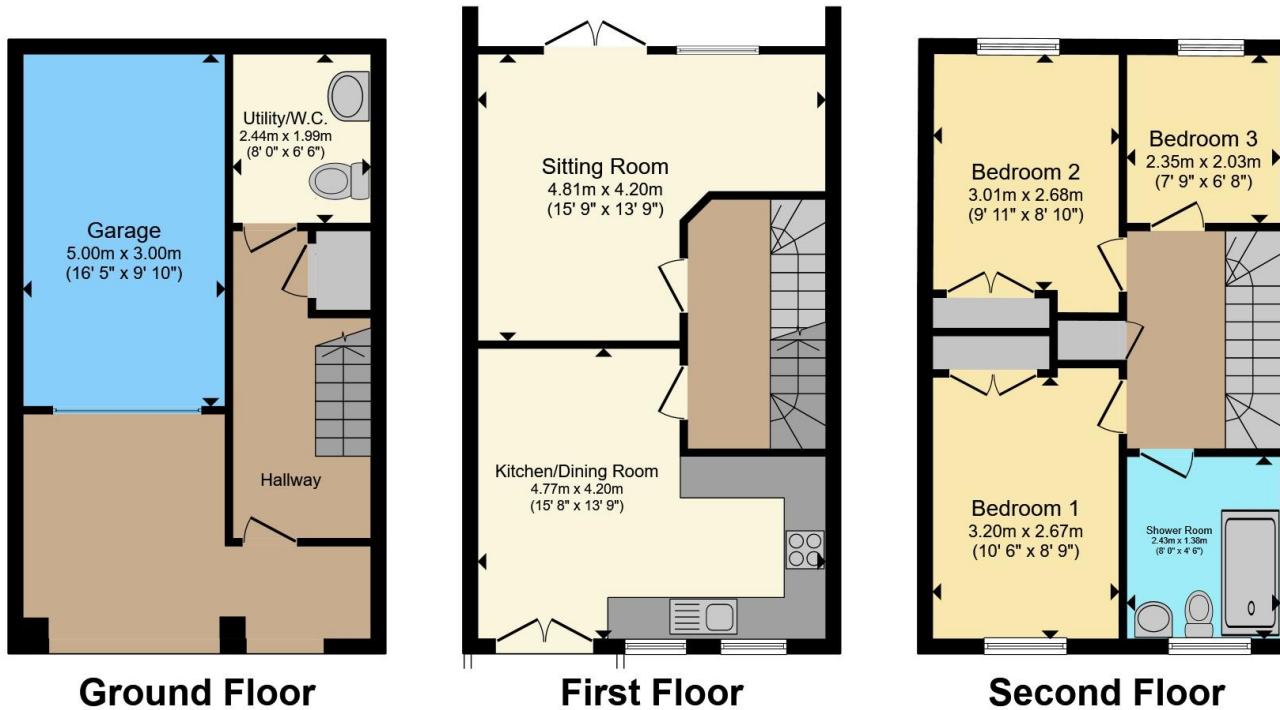
## Parking

Parking for two cars.

## Rear Garden

French doors off the lounge on to the garden which is fully enclosed and laid to patio.





Total floor area 126.9 m<sup>2</sup> (1,366 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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