Rolfe East







Long Street, Sherborne, DT9 3BY

Offers In The Region Of £240,000

- SPACIOUS SECOND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS.
- SINGLE GARAGE AND PARKING SPACE FOR ONE CAR.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND SECONDARY DOUBLE GLAZING.
- VACANT - NO FURTHER CHAIN.
- WITH SHARE OF FREEHOLD AND LONG LEASE.
- FORMING PART OF AN ATTRACTIVE GRADE II LISTED NATURAL STONE BUILDING.
- COUNTRYSIDE AND DOG WALKS NEARBY.
- LOCATED IN ONE OF THE BEST ADDRESSES IN SHERBORNE - LONG STREET.
- BEAUTIFUL COMMUNAL GARDENS ENCLOSED BY NATURAL STONE WALLS.
- SHORT LEVEL WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

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https://www.rolfe-east.com/

Flat 3, Brecon House Long Street, Sherborne DT9 3BY

VACANT - NO FURTHER CHAIN. COMES WITH SHARE OF THE FREEHOLD AND LONG LEASE! GARAGE AND PARKING. STUNNING COMMUNAL GARDEN. ‘3 Brecon House’ is a deceptively spacious, second floor apartment forming part of a handsome, period, Grade II listed building situated in, arguably, the best address in Sherborne – a short, level walk to the town centre, Abbey and mainline railway station to London Waterloo. This spacious apartment benefits from the use of a pleasant, south-facing communal garden enclosed by attractive natural stone walls. The property comes with a single garage plus an allocated parking space for one car. There is also a visitors parking facility. The property benefits from mains gas-fired radiator central heating and some secondary double glazing. The flexible accommodation comprises entrance reception hall, sitting room / dining room, kitchen, two double bedrooms and a family bathroom. There are countryside walks and town centre walks from nearby the front door – ideal as you do not need to put the dogs or the grand children in the car! It is only a very short, level walk to Sherborne town centre with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts ‘The Sherborne’ – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

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Council Tax Band: D





Communal front door to communal entrance hall. Residents lift and stairwell rises to the second floor. Private front door leads to flat 3.

ENTRANCE RECEPTION HALL: 10’ maximum x 10’3 maximum. A useful greeting area providing a heart to the home, excellent ceiling heights, moulded skirting boards and architraves, radiator, telephone entry intercom system. Door leads to large hall cupboard space with electric light connected, slatted shelving. Panel doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 16’1 maximum x 9’9 maximum. A well-proportioned main reception room enjoying excellent ceiling heights, large period sash window to the front overlooking beautiful period property, secondary glazing, radiator, pine period fire surround with electric fire insert, fireside recess shelving, telephone point, TV point, moulded skirting boards and architraves. Panel door from the sitting room leads to the

KITCHEN BREAKFAST ROOM: 12’3 maximum x 10’1 maximum. An L-shaped kitchen breakfast room enjoying a range of fitted kitchen units comprising laminated worksurface, tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset electric hob with electric oven under, a range of drawers and cupboards under, corner carousel unit, integrated washing machine, integrated fridge, under unit lighting, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, radiator, oak effect flooring, period sash window to the front with secondary glazing.

BEDROOM ONE: 13’ maximum x 10’4 maximum. A generous double bedroom, excellent ceiling heights, large period sash window to the front with secondary glazing, radiator, moulded skirting boards and architraves, TV point, telephone point, sliding doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 10’4 maximum x 7’10 maximum. Double glazed window to the side, excellent ceiling heights, moulded skirting boards and architraves, radiator. Door leads to airing cupboard housing Worchester Bosch boiler, shelving.

FAMILY BATHROOM: 10’9 maximum x 4’9 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, moulded skirting boards and architraves, fitted cupboard, shaver light, extractor fan, radiator.

OUTSIDE:
At the rear of the block there is a beautiful level lawned communal garden enclosed by high natural stone walls, enjoying a variety of well-tended flowerbeds and borders, seating area. Communal driveway at the side leads to a communal residents parking area. This property comes with ONE allocated parking space plus visitors parking facility. Flat 3 comes with a single garage in a block.

SINGLE GARAGE: 19’5 in depth x 10’in width. Light and power connected, metal up and over garage door, rafter storage above.

Residents of Brecon House also have the use of a communal bin storage area and drying area.









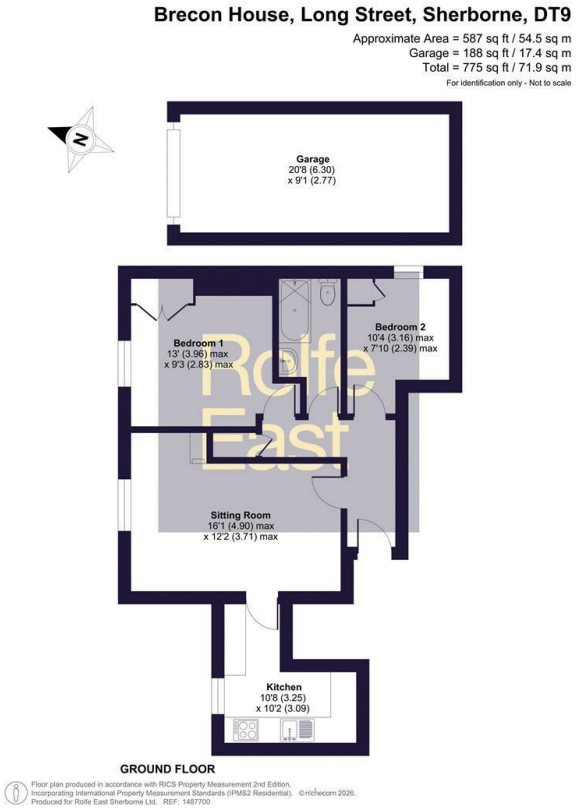














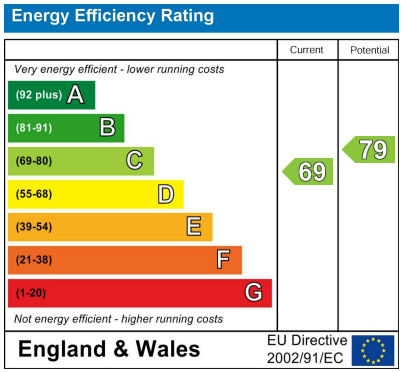
Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

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D



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