

Connells

Lodge 8 Saxon Maybank
Bradford Abbas Sherborne

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Bradford Abbas Sherborne DT9 6JN

for sale
£149,000







Property Description

Lodge 8 is one of 16 holiday homes set in a secluded development surrounded by open fields. A property not to be missed. Just half a mile from the local village of Bradford Abbas and three miles from Sherborne.

Bradford Abbas is a village and civil parish in north west Dorset, England, 3 miles southeast of Yeovil and 5 miles southwest of Sherborne. The village has a good number of amenities including a church, a primary school and a public house. Both Sherborne and Yeovil offer a wider range of facilities as well as providing main line train stations and at Sherborne the direct link to London Waterloo while road links are along the A303 joined at Wincanton giving swift access to London and the Home Counties along the M3, M25 route.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

UPVC doors to the front and rear, vaulted ceiling, cupboard housing the gas central heating boiler and two radiators.

Open Plan Living Space

19' 1" x 17' 11" (5.82m x 5.46m)
Open plan living space with wooden flooring throughout, double glazed french doors, double glazed windows to the rear and side, a skylight and two radiators. The kitchen area comprises of a fitted kitchen with wall and base units, integrated electric oven and gas hob, work surfaces, stainless steel sink and drainer, integrated appliances including fridge/freezer, washing machine and dishwasher.

Bedroom One

13' 11" max x 9' 3" (4.24m max x 2.82m)
Double glazed patio doors to the rear, wardrobe and a radiator.

Ensuite

Double shower cubicle, WC, wash hand basin, extractor fan and a heated towel rail.

Bedroom Two

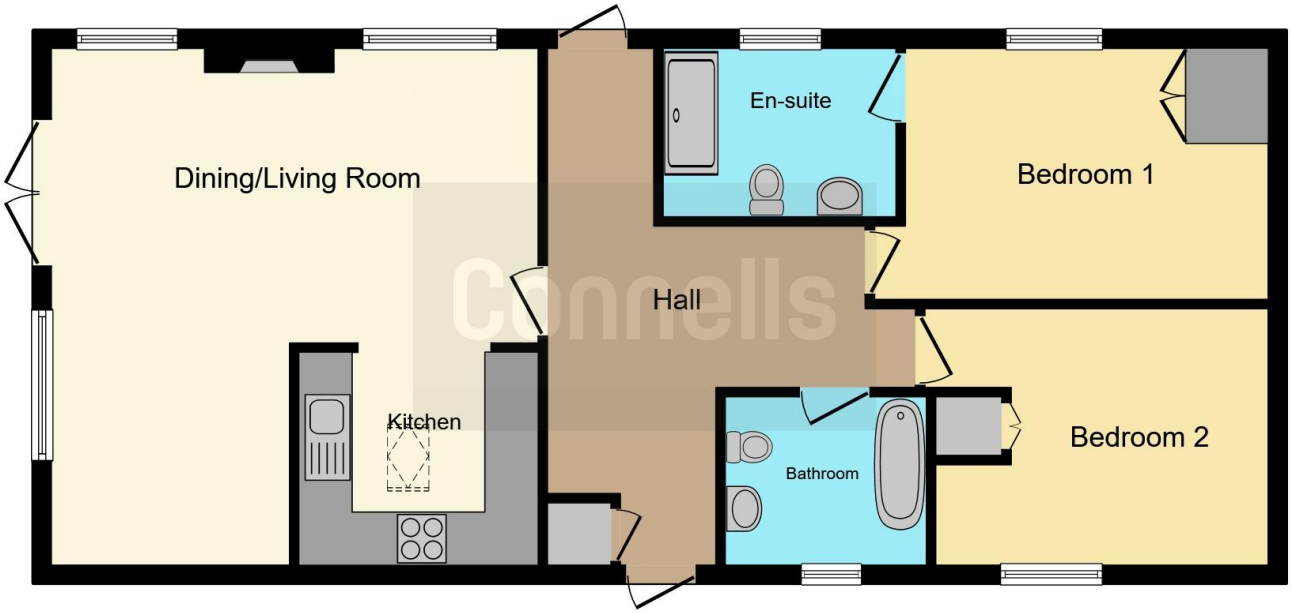
11' 4" max x 9' 3" (3.45m max x 2.82m)
Double glazed window to the front and side, single wardrobe and a radiator.

Bathroom

Double glazed window to the front, bath with a shower attachment, WC, wash hand basin,extractor fan and a heated towel rail.











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.focalagent.com

To view this property please contact Connells on

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92 Cheap Street
SHERBORNE DT9 3BJ

EPC Rating:
Exempt

Service Charge:
2604.43

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SHR306353

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Jun 2011. Should you require 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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