



**Connells**

Old Tannery Way  
Milborne Port Sherborne



Old Tannery Way  
Milborne Port Sherborne DT9 5GA

for sale  
**£170,000**



### Property Description

Milborne Port is a village and civil parish in Somerset east of Sherborne, and in the South Somerset district. The village is surrounded by green fields and countryside. The village is fortunate to have all the main services which a village needs - shops, post office, doctors' surgery, primary school, library, churches, pubs, playing fields, children's play areas, as well as a good range of clubs and societies.

### Entrance Hall

Two storage cupboards, telephone point, intercom phone and a radiator.

### Lounge Area

15' 9" x 12' 5" ( 4.80m x 3.78m )

Double glazed french doors on to a juliet balcony, telephone point, television aerial socket and two radiators.

### Kitchen Area

13' 9" x 8' 6" ( 4.19m x 2.59m )

Fitted kitchen with wall and base units, work surfaces, stainless steel sink and drainer, integrated fridge/freezer, washer /dryer, integrated electric oven and gas hob with an extractor fan.

### Bedroom One

15' 5" max x 8' 5" ( 4.70m max x 2.57m )

Double glazed window to the front, built in wardrobes, telephone point and a radiator.

### Ensuite

Shower cubicle, WC, wash hand basin, mirrored wall cupboard, shaver point, extractor fan and a heated towel rail.

## Bedroom Two

10' 6" plus door recess x 8' 3" ( 3.20m plus door recess x 2.51m )  
Double glazed window to the front, radiator and a cupboard housing the gas central heating boiler.

## Bathroom

9' 1" max x 5' 2" ( 2.77m max x 1.57m )  
Bath with mixer taps and a shower attachment, WC, wash hand basin, mirrored wall cupboard, shaver point, extractor fan and a radiator.

## Garage

17' 5" x 8' 10" max ( 5.31m x 2.69m max )  
Up and over door.





Total floor area 67.9 m<sup>2</sup> (730 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)



To view this property please contact Connells on

**T 01935 812 155**  
**E [sherborne@connells.co.uk](mailto:sherborne@connells.co.uk)**

92 Cheap Street  
SHERBORNE DT9 3BJ

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
2039.16

Ground Rent:  
203.82

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SHR306550](http://connells.co.uk/Property/SHR306550)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHR306550 - 0005