



Longburton, Longburton, Sherborne, Dorset,
DT9 5PG

Guide Price £325,000

Freehold

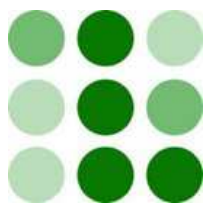
A charming well presented & well proportioned three bedroom semi-detached cottage set in this popular village location. The cottage benefits from oil central heating, double glazing, utility, additional ground floor shower room, conservatory, modern kitchen, handy attic space & an enclosed garden that enjoys good privacy. Internal viewing is a must to fully appreciate the cottage.

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28 Longburton, Longburton, Sherborne, Dorset,
DT9 5PG



- A Charming Well Presented Three Bedroom Semi-Detached Cottage
- Well Proportioned Throughout
- Popular Village Location
- Oil Central Heating
- Double Glazing
- Utility & Ground Floor Shower Room
- Conservatory
- Modern Well Fitted Kitchen
- Enclosed Garden Enjoying Good Privacy
- Internal Viewing Advised

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425 115**.

Accommodation Comprises

UPVC double glazed stable door to the Entrance Porch.

Entrance Porch 2.21 m x 1.55 m (7'3" x 5'1")

Radiator. Inset Hessian doormat. Laminate flooring. Two UPVC double glazed windows both front aspects. Glazed door to the Lounge.

Lounge 5.69 m x 4.24 m (18'8" x 13'11")

Built in open fireplace with a woodburner in situ, stone hearth & brick surround. TV point. Phone point. Radiator. Built in understairs cupboard. Two UPVC double glazed windows, front & rear aspects. Door to stairs that lead to the Landing. Throughway to the Kitchen.



Kitchen 5.61 m x 3.38 m (18'5" x 11'1")

Modern well fitted kitchen comprising inset Belfast sink, mixer tap, Ceramic rolltop worksurface with a good range of cupboards & drawers below. Rayburn in situ that heats the hot water & provides the central heating. Built in double oven & hob. Integrated dishwasher & water softener. Space for upright fridge/freezer. Wall mounted cupboards. Kardean luxury vinyl flooring. Inset ceiling spotlights. UPVC double glazed window, front aspect. Internal window. Door to the Utility. Double opening UPVC double glazed doors, with steps up to the Conservatory.



Utility Room 1.88 m x 1.42 m (6'2" x 4'8")

Built in worktop, space below for washing machine, plumbing in place. Wall mounted wash basin. Kardean luxury vinyl flooring. Frosted UPVC double glazed window, rear aspect. Door to the Ground Floor Shower Room.

Ground Floor Shower Room 1.88 m x 1.70 m (6'2" x 5'7")

Comprising Shower cubicle with wall mounted shower. Wall mounted wash basin. Low flush WC. Radiator. Extractor fan. Kardean luxury vinyl flooring. Frosted UPVC double glazed window, side aspect.

Conservatory 5.05 m x 2.92 m (16'7" x 9'7")

Radiator. Kardean luxury vinyl flooring. UPVC double glazed, double opening doors to the enclosed garden.

Landing

Built in double fronted airing cupboard. Doors to all Bedrooms & the Bathroom.

Bedroom One 3.38 m x 3.30 m (11'1" x 10'10")

Radiator. UPVC double glazed window, side aspect.



Bedroom Two 3.30 m x 2.74 m (10'10" x 9'0")

Radiator. Built in overstairs cupboard. UPVC double glazed window, rear aspect.

Bedroom Three 4.26 m x 2.87 m (14'0" x 9'5")

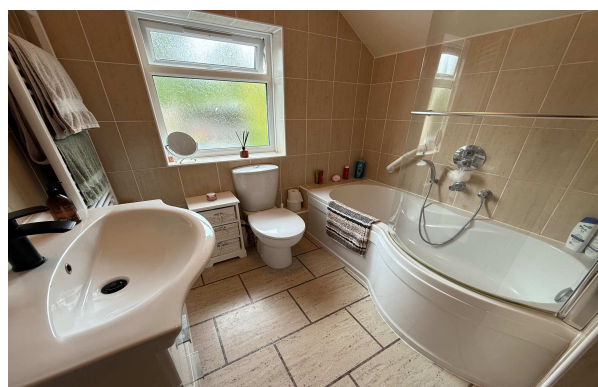
Radiator. UPVC double glazed window, front aspect. Wooden staircase up to the Loft Space.

Loft Space 3.71 m x 2.90 m (12'2" x 9'6")

Radiator. Two velux windows.

Bathroom 2.26 m x 2.16 m (7'5" x 7'1")

White suite comprising bath with wall mounted shower, tiled surround. Wall mounted vanity sink unit. Low flush WC. Heated towel rail. Extractor fan. Tiled floor. Fully tiled walls. frosted UPVC double glazed window, side aspect.

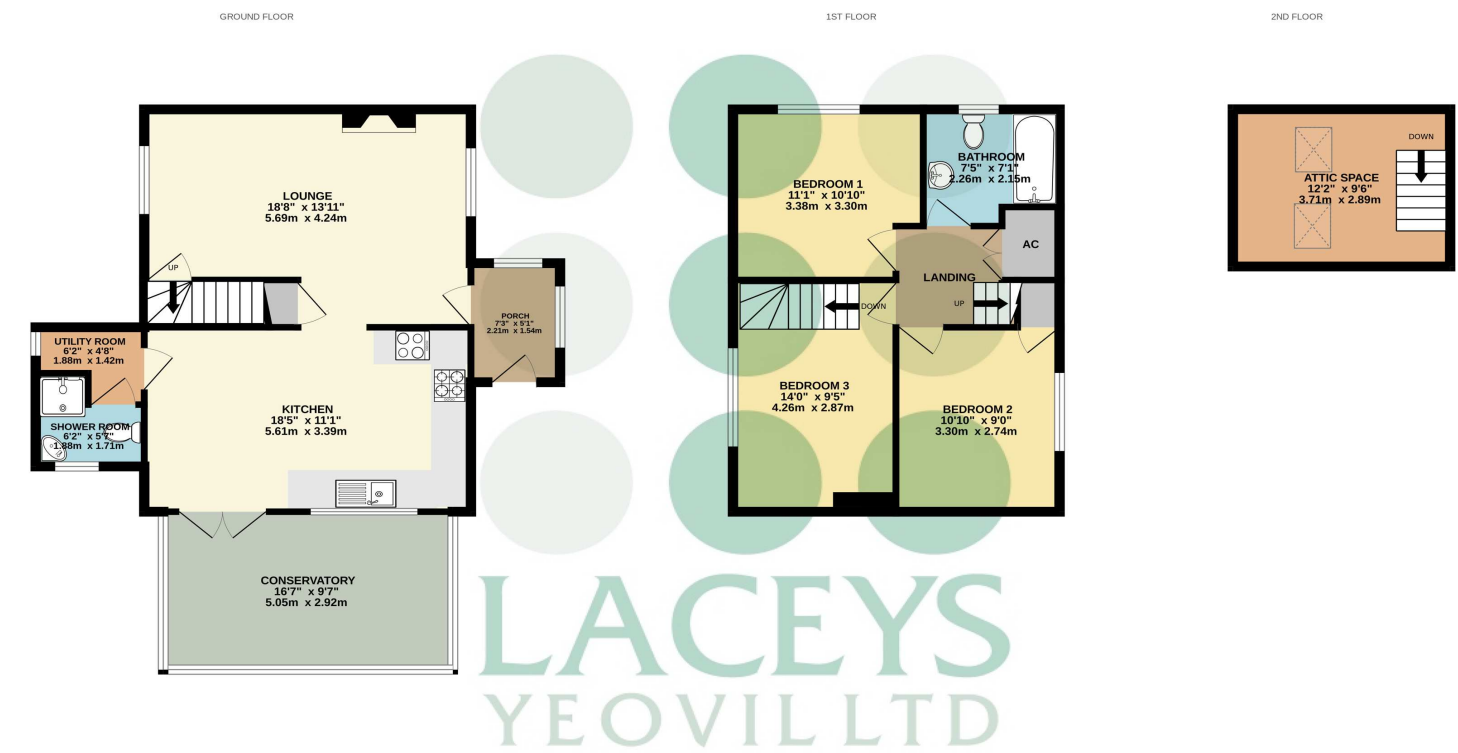


Outside

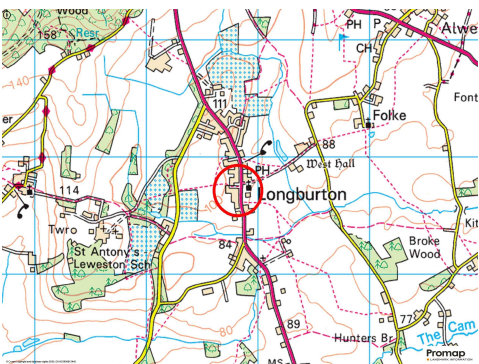
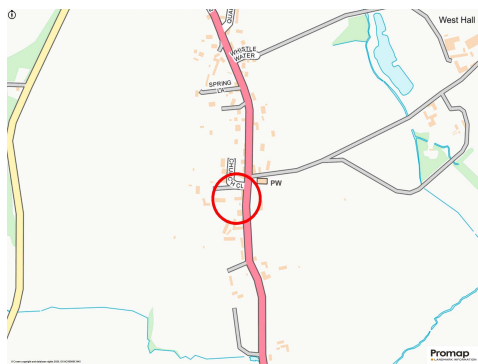
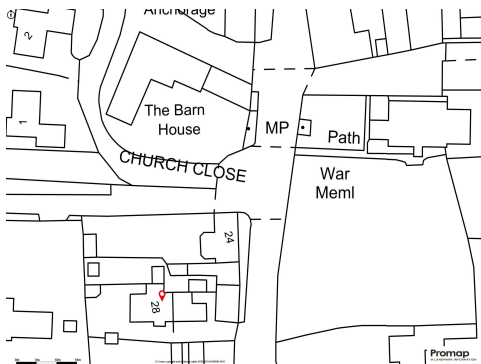
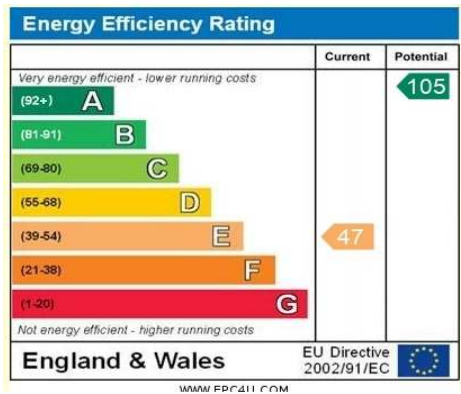
Lovely enclosed garden that enjoys a good degree of privacy. The garden comprises of paved patio area, lawn section, decked area with patio heater in situ, timber garden shed. The garden boasts a range of mature plants, shrubs & trees in situ. Oil tank, coal shed. Outside lights. The garden is bounded by fencing, timber gate provides access to the front (To access the front you come across two neighbouring properties front gardens). Paved path to the front door, entrance canopy above. Outside light.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information

In compliance with the Digital Markets, Competition and Consumers Act 2024

Material Information Applicable in all Circumstances

- *Council Tax Band* - D
- *Asking Price* - £325,000 Guide Price
- *Tenure* - Freehold
- Stamp Duty Land Tax (SDLT) - may be payable to HMRC in addition to the purchase price, depending on the purchasers circumstances - please visit HMRC's SDLT Calculator, <http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax>
- Other Fees/Disbursements payable - Conveyancers will charge legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lenders' transaction fees (non-exhaustive list) – please seek confirmation from your Conveyancer prior to a commitment to purchase

Material Information to Assist Making Informed Decisions

- *Property Type* - 3 Bedroom Semi-Detached Cottage
- *Property Construction* - Traditional
- *Number And Types Of Rooms* - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- *Electricity Supply* - Mains
- *Water Supply* - Mains
- *Sewerage* - Mains
- *Heating* - Oil Central Heating, Rayburn located in the kitchen controls the hot water & central heating, also a Woodburner in the Lounge.
- *Broadband* - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advicefor-consumers/advice/ofcom-checker>.
- *Mobile Signal/Coverage* – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- *Parking* - Nearby Parking Subject to availability, ask for more details..

Material Information That May or May Not Apply

- *Building Safety* - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- *Restrictions* - We'd recommend you review the Title/deeds of the property with your solicitor.
- *Rights and Easements* - The property has a right of way across the two properties adjoining to get to your garden and entrance. We're not aware of any other significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the 'Long Term Flood Risk' on the government website.
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

Energy Performance Certificate (EPC Rating) - E

Other Disclosures

No other Material disclosures have been made by the Vendor.

We understand that the property sits in a conservation area. We recommend that you make your own enquiries regarding this.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 10/06/2025. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.