

# Rolfe East



## Digby Road, Sherborne, DT9 3PP

Offers In Excess Of £175,000

- TERRACED MODERN NATURAL STONE MEWS HOUSE WITH TWO DOUBLE BEDROOMS.
- TOP 'TUCKED AWAY' SECRET LOCATION ONLY MOMENTS FROM SHERBORNE ABBEY.
- VERY SHORT LEVEL WALK TO RAILWAY STATION TO LONDON WATERLOO.
- VERY SHORT WALK TO POPULAR HIGH STREET AND EXCELLENT AMENITIES.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- EXCELLENT CEILING HEIGHTS AND LARGE WINDOWS.
- SUNNY SOUTH FACING ASPECT AT THE REAR.
- TWO DOUBLE BEDROOMS PLUS FIRST FLOOR SHOWER ROOM.
- EXCELLENT PIED-A-TERRER OR 'LOCK UP AND LEAVE'.
- TRY AN OFFER! NO FURTHER CHAIN.

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# 10 Wessex Court Digby Road, Sherborne DT9 3PP

REDUCED TO SELL! NO FURTHER CHAIN. '10 Wessex Court' is a pleasant, terraced, natural stone house situated in a delightfully 'tucked-away' development of mews properties very near Sherborne Abbey and the historic, bustling town centre of Sherborne. It is heated via a mains gas fired radiator central heating system and also has recently replaced uPVC double glazing. The well laid out, deceptively spacious accommodation is well presented and enjoys good levels of natural light and excellent ceiling heights. It comprises entrance hall, sitting room / dining room, kitchen / breakfast room and ground floor WC. On the first floor there is a landing area, two double bedrooms and a first floor family shower room (formerly incorporating a bath). There are countryside walks from nearby the front door at Purlieu Meadows and the Sherborne Castles, as well as being a very short, level walk to the mainline railway station to London making Waterloo directly in just over two hours without having to change your seat! The property is also very near a popular local park called Pageant Gardens. The picturesque town centre of Sherborne is on the property's doorstep with its coveted high street, buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market. Sherborne also boasts the breath-taking Sherborne Abbey building, Alms Houses and world-famous Sherborne private schools. Sherborne has 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 superb restaurant. This property is perfect for those aspiring first time buyers looking for the ideal town home, for cash buyers from urban areas looking for a home in this exceptional area or as a pied-a-terre, residential or holiday let. NO FURTHER CHAIN



Council Tax Band: C



Pathway to the front door with outside light. Glazed and panelled front door leads to

**ENTRANCE HALL:** 13'11 maximum x 6'3 maximum. A useful greeting area providing a heart to the home, excellent ceiling heights, moulded skirting boards and architraves, radiator. Staircase rises to the first floor. Door leads to understairs storage cupboard space. Doors lead off the entrance hall to the main ground floor rooms.

**SITTING ROOM / DINING ROOM:** 13'11 maximum x 12'5 maximum. A well-proportioned main reception room enjoying excellent ceiling heights, uPVC double glazed window to the rear boasting a sunny southerly aspect, radiator, moulded skirting boards and architraves, TV ariel attachment, serving hatch to kitchen.

**KITCHEN BREAKFAST ROOM:** 11'3 maximum x 7'2 maximum. A range of oak panelled kitchen units comprising laminated worksurface, stainless steel sink bowl and drainer unit with mixer tap over, tiled surrounds, a range of drawers and cupboards under, space and point for gas and electric oven, space and plumbing for washing machine, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, wall mounted Worcester Bosch gas fired boiler, small breakfast bar, space for upright fridge freezer, radiator, serving hatch to the sitting room/dining room, uPVC double glazed window to the front.

Door from the entrance hall leads to the

**CLOAKROOM / WC:** 5'6 maximum x 2'11 maximum. Fitted low level WC, wall mounted wash basin, tiled splash back, radiator, uPVC double glazed window to the front.

Staircase rises from the entrance hall to the

**FIRST FLOOR LANDING:** Moulded skirting boards and architraves, ceiling hatch to loft space. Doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 13'10 maximum including wardrobe recess x 11'11 maximum. A generous double bedroom, uPVC double glazed window to the rear boasting a sunny southerly aspect, radiator, moulded skirting boards and architraves, fitted wardrobe cupboard space.

**BEDROOM TWO:** 11'7 maximum x 6'9 maximum. A second double bedroom, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, door leads to fitted wardrobe cupboard space.

**FAMILY SHOWER ROOM:** 8'10 maximum x 6'8 maximum. Formerly incorporating a bath, a fitted suite comprising low level WC, pedestal wash basin, walk in double sized shower cubicle with wall mounted electric shower over, glazed screen, tiled surrounds, uPVC double glazed window to the front, chrome heated towel rail. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving.

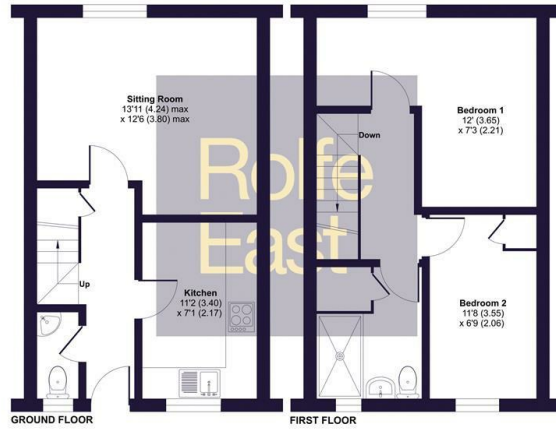
Please note: There is free parking on the street outside of the property and yearly parking permits available to purchase for the council car parks nearby.



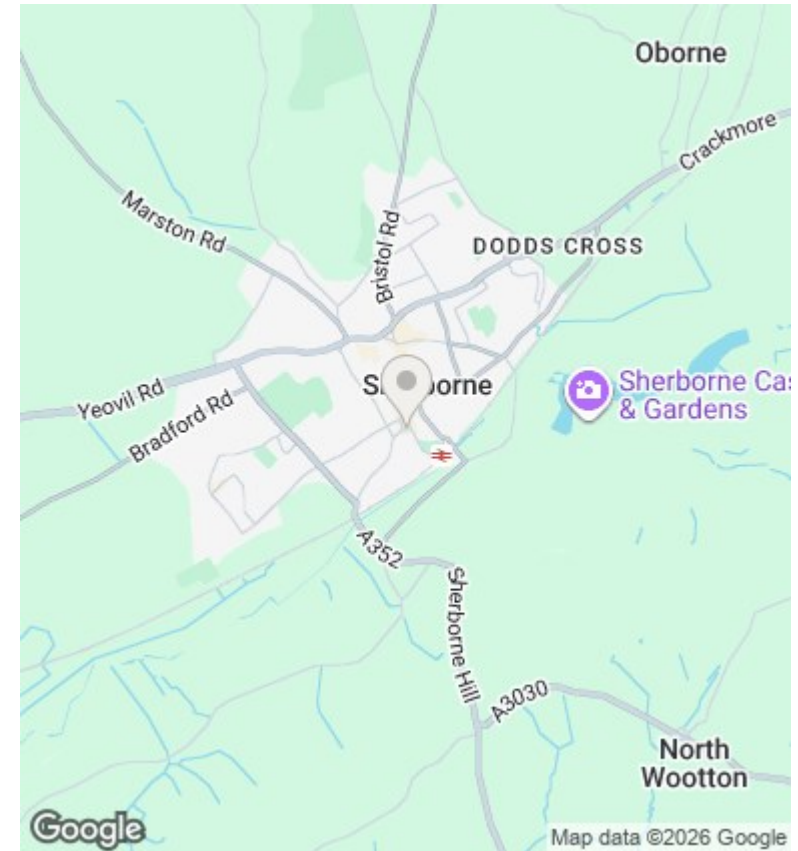


**Wessex Court, Digby Road, Sherborne, DT9**

Approximate Area = 670 sq ft / 62.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Rolfe East Sherborne Ltd. REF: 1349126



**Directions**

**Viewings**

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

**Council Tax Band**

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	