



4 CANNON COURT BATHWELL LANE

SHERBORNE, DT9 5AN

£340,000
FREEHOLD

A charming three bedroom mid terrace cottage style property, in a sought after gated development with garden and two allocated parking spaces, set in a sought after village location within easy distance of local shops and amenities. EPC Band:- D



4 CANNON COURT BATHWELL



THE PROPERTY

A charming three bedroom mid terrace cottage style property with garden and two allocated parking spaces, set in a sought after village location within easy distance of local shops and amenities including a GP, pharmacy, vet, primary school, village hall, local pub and the renowned Clock Spire Restaurant. There are also many footpaths and walks in the surrounding fields and woodland.

The accommodation is arranged over two floors and briefly comprises:-

Ground Floor:- Entrance door to a well equipped kitchen/diner fitted with a range of floor and wall units with solid wood worktops, Belfast sink with mixer taps, a built in electric oven, gas hob with cooker hood above, integrated dish washer, integrated fridge/freezer, integrated washing machine and a fish tank; a generously sized sitting room with oak flooring, wall lights and fish tank; inner hall with oak flooring, stairs to first floor with under stairs cupboard, hidden mirror fronted cupboard and door to a downstairs cloakroom.

First Floor:- The landing has doors off to all rooms including an attractive stained glass window, exposed beams, oak flooring and access to the loft. The main bedroom has exposed beams, fitted double wardrobe and door to:- en-suite fitted with double width tiled shower cubicle, low level WC, a wash bowl, radiator/towel rail, vinyl flooring, exposed beams and extractor fan; bedroom two is a good size with

exposed beams and a sky light; bedroom three has exposed beams and stairs to a good sized loft room. To complete the layout on the first floor is a bathroom fitted with a white suite comprising:- panelled bath, bowl wash basin, low level WC, stone flooring, extractor fan and radiator/towel rail.

Outside there is an easy maintenance, front walled and fenced garden with outside light and power. Additionally there is two allocated parking spaces.

LOCATION

Milborne Port lies three miles to the east of the historic Abbey town of Sherborne. The village has an unusual number of amenities including several churches, a primary school, three public houses, café and well regarded restaurant – The Clock Spire. Sherborne and the local regional centre of Yeovil lie within short motoring distance providing between them an excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunity abound within the area while the region is well known for its public and private schooling. Communication links are good with a main line station at Sherborne (to London Waterloo) while road links are along the A303 joined at Wincanton.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax

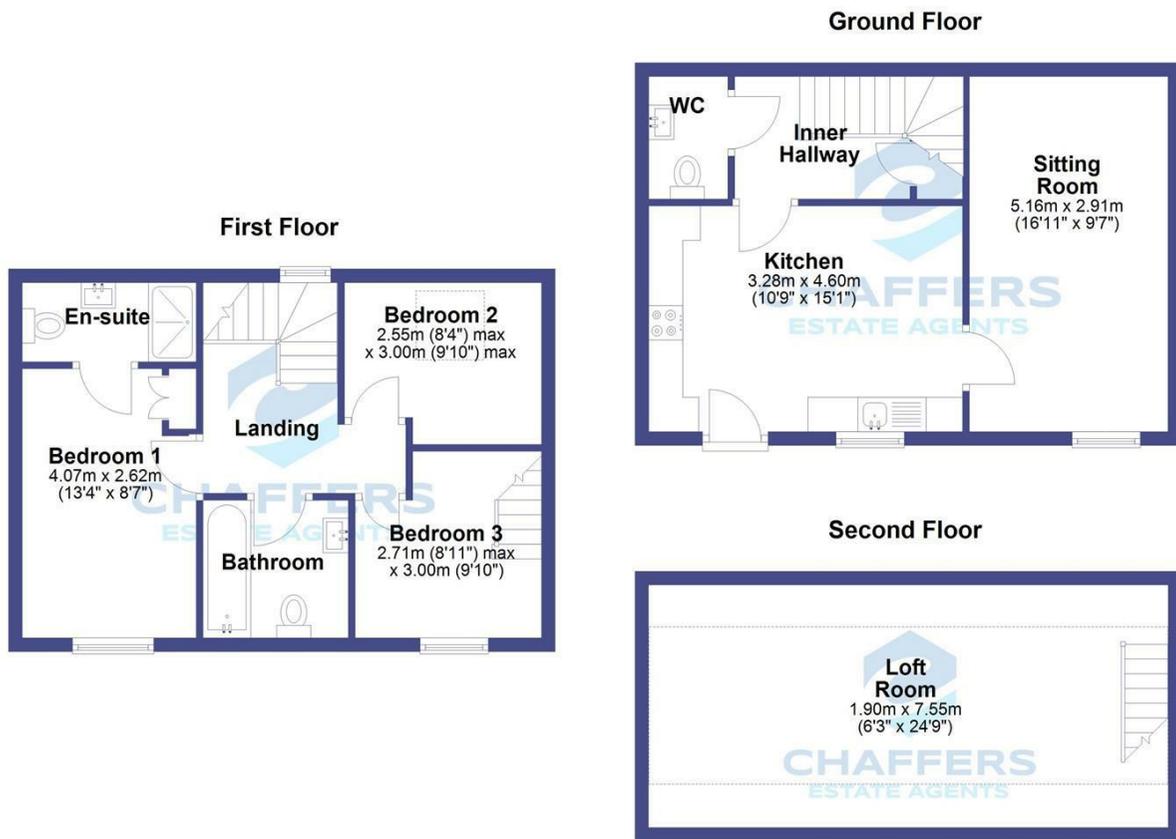
Band: E

Caution: NB All services and fittings mentioned in

these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate: Rated: D

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Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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