



10, Wydford Close, Sherborne, DT9 6DZ

A well presented two bedroom property located in a quiet corner location.



- Popular estate location
- Parking for up to 3 cars
- Close to playparks

- Modern attractive interior
- Two double bedrooms
- Close to convenience store

£1,250 Per Calendar Month

A well presented two bedroom semi detached property built of brick under a tiled roof

Front door opens into the hallway with door leading into the open plan sitting / dining and well fitted kitchen area. The understairs cupboard provides plumbing for the washing machine. Doors lead into the conservatory overlooking the rear garden. The stairs leads to two double bedrooms and a bathroom with shower over the bath.

The rent is exclusive of all utility bills including council tax, mains electric, mains gas, water and drainage. There is mobile coverage in the area, please refer to Ofcom's website for more details. Ultrafast broadband is available in the area via Openreach or Gigaclear or Allpoints fibre. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas central heating and will be let unfurnished.

Rent: - £1250 per calendar month / £288 per week
Holding Deposit - £288
Security Deposit - £1442
Council Tax Band - C
EPC - D
No Deposit through Reposit

OUTSIDE

The front garden is laid to gravel with a sweeping driveway and a small border planted with with hydrangeas, the driveway leads to a shed and metal gate opening to the rear garden with is laid to lawn and patio area

SITUATION

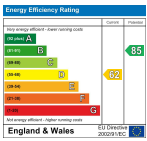
Sherborne's main shopping street offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

DIRECTIONS

From the A352 turn onto the Horsecastles estate, Ridgeway and follow the road until just about level with the Co-op and turn right onto Abbots Way. Take second left into Wydford Close, turn right before the cul de sac and follow the short road and the driveway is located off to the right.

what3words: ///thudded.coping.squeaks



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