



Connells

Angels Way
Milborne Port



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

UPVC door to the front, stairs to the first floor, coat cupboard, radiator and a cupboard housing the internet controls.

Cloakroom

Double glazed window to the side, WC, wash hand basin, extractor fan and a radiator.

Kitchen

12' 6" x 7' 4" (3.81m x 2.24m)

Double glazed window to the front, fitted kitchen with wall and base units, 1 1/2 bowl sink and drainer, integrated electric oven and hob, cooker hood, space for a fridge/freezer and plumbing for a washing machine.

Lounge

14' 3" x 12' 2" max (4.34m x 3.71m max)

Double glazed french doors and windows to the rear, telephone point and two radiators.

Landing

Access to the loft.

Bedroom One

14' 3" x 10' 7" (4.34m x 3.23m)

Double glazed window to the front, cupboard over the stairs, telephone point and a radiator.



Bedroom Two

14' 3" x 11' 5" max (4.34m x 3.48m max)

Double glazed window to the rear, airing cupboard housing the hot water tank and meter, television aerial socket, telephone point and a radiator.

Bathroom

Double glazed window to the side, bath with mixer taps and a shower over, WC, wash hand basin, shaver point and a radiator.

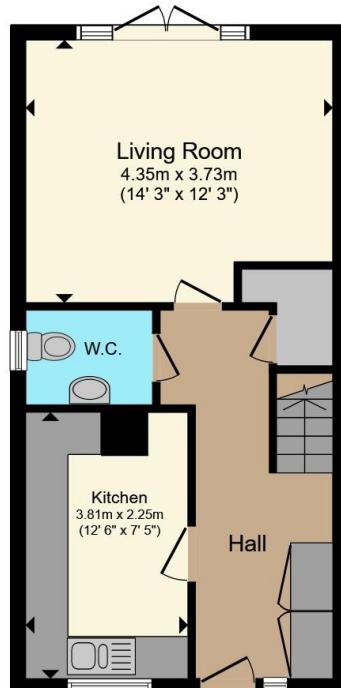
Rear Garden

To the rear there is a paved seating area off the lounge with the remainder laid to lawn, small timber shed, gate to the rear and the air source heat pump.

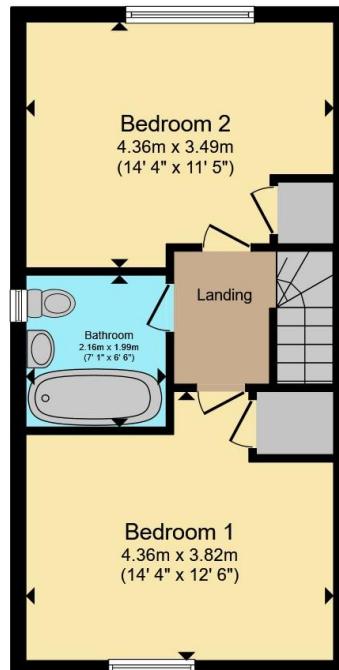
Parking

Two allocated parking spaces with electrical point for car charging.





Ground Floor



First Floor

Total floor area 78.9 m² (849 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

Connells

To view this property please contact Connells on

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92 Cheap Street
 SHERBORNE DT9 3BJ

EPC Rating: B
 Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SHR306549

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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