



Property Location

This two-bedroom mid-terrace cottage is situated in the peaceful village of Yetminster, Dorset. The village has a primary school, doctors' surgery, pub and a railway station which links the village to Bristol and Dorchester. The market towns of Yeovil and Sherborne are a short drive away and offer plenty of shops, restaurants and other amenities.

The Cottage, 2 The High Street, Yetminster, DT9 6LF

Approximate Gross Internal Area = 57.1 sq m / 615 sq ft

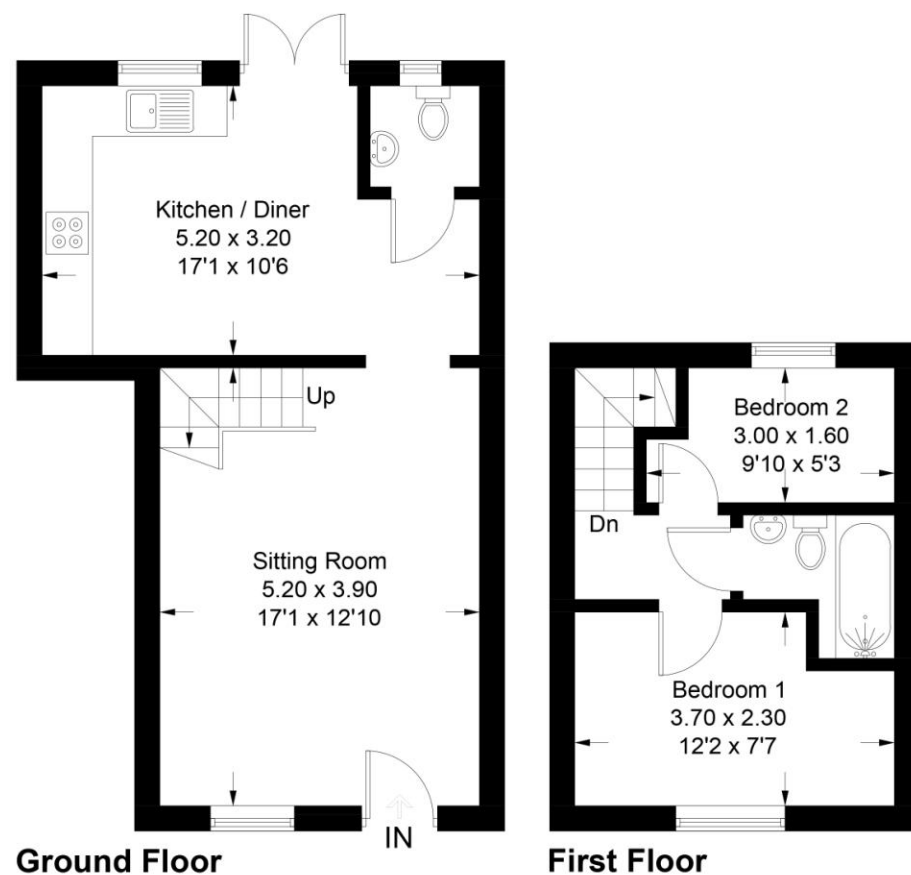


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325002)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



The High Street, Yetminster

Offers In Region Of £210,000

2 The High Street
Yetminster
DT9 6LF

Key features:

- Two-Bedroom Mid-Terraced Cottage
- Desirable and Peaceful Location
- Chain Free
- Private and Enclosed Rear Garden
- Oil Central Heating
- Ground Floor W/C
- Close to School and Railway Station



Why you'll like it

This characterful two-bedroom mid-terraced cottage is being sold with tenants in situ. The property features a sitting room, kitchen/diner, cloakroom, two bedrooms, bathroom and a private garden. Situated in the peaceful Dorset village of Yetminster and being sold with no chain, viewing is highly recommended.

SITTING ROOM 12' 9" x 17' 0" (3.9m x 5.2m) Upon entering the property you are welcomed into the sitting room which features a centrally positioned fireplace and window to the front of the property. Neutral wall decoration and carpet flooring. Exposed beams and staircase rising to the first floor. Wall-mounted and ceiling spotlights. One radiator.

KITCHEN/DINER 17' 0" x 10' 5" (5.2m x 3.2m) A spacious kitchen and dining room fitted with a mixture of cabinets and drawers. Laminate work surfaces with tiled splashguards and an inset stainless-steel basin and drainer. Integrated eclectic oven and hob with a cooker hood above. Space for a freestanding fridge/freezer, washing machine and dishwasher. Double doors and window opening into the rear garden. Neutrally decorated walls and wooden laminate flooring. Ceiling spotlights. One radiator.

CLOAKROOM: A downstairs cloakroom with a two-piece suite comprising of a white w/c and hand basin. Neutral walls and laminate flooring. Obscure

window to the rear of the property. Wall-mounted vanity mirror. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the two bedrooms and the bathroom. Alcove storage space. Ceiling spotlights.

BEDROOM ONE 7' 6" x 12' 1" (2.3m x 3.7m) A double bedroom with a window to the front of the property. Neutrally decorated walls and light blue carpet flooring. One radiator.

BATHROOM 5' 6" x 8' 10" (1.7m x 2.7m) The bathroom is complete with a three-piece suite comprising of a white w/c, hand basin and bathtub with a shower unit above. Partially tiled walls and wooden effect vinyl flooring. Wall-mounted heated towel rail and vanity mirror. Ceiling spotlights.

BEDROOM TWO 9' 10" x 5' 2" (3.0m x 1.6m) A single bedroom with a window overlooking the rear garden. Neutrally decorated walls and light blue carpet. One radiator.

OUTSIDE: To the rear of the property is a private and enclosed traditional cottage garden which is laid to lawn and has shrubbery borders. A peaceful suntrap that looks over the fields behind. The oil tank is located in the garden.

