



96, Granville Way, Sherborne, DT9 4AT

A modern redecorated end of terraced property located on a popular estate on the outskirts of Sherborne.



- Fully redecorated
- Garage
- Walking distance to train station
- Conservatory
- Parking
- Handy location for Gryphon School

£1,300 Per Calendar Month

An end of terraced three bed house built of brick under tiled roof

Front door opens to a hallway with downstairs WC. The kitchen over looks the front , has a good range of cupboards, comes with a free standing fridge/freezer and has under counter space for washing machine. There is room for a kitchen table. The lounge is located to the rear and has a lean to conservatory leading off. Upstairs are two double bedrooms with built in wardrobes, a single bedroom and family bathroom with shower over bath.

The rent is exclusive of the following utility bills council tax, mains electric, gas, water and sewage. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the area. As stated on the GOV.UK website there is very little risk of flooding. The property has gas central heating and will be let unfurnished.

Available April for an initial 12 month tenancy
Rent: - £1300 per calendar month / £300 per week
Holding Deposit - £300
Security Deposit - £1500
Council Tax Band - D
EPC Band - C
Alternative Deposit available via REPOSIT

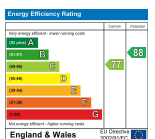
SITUATION

Located in the historic and highly sought-after Abbey Town of Sherborne, this property offers convenient access to local amenities, schools, and transport links. The main shopping street boasts a variety of independent shops, restaurants, and supermarkets such as Waitrose and Sainsbury's. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles).

Sherborne provides excellent educational options, including two primary schools, The Gryphon School for secondary education, and highly regarded private schools such as the Sherborne schools, Leweston, and Hazlegrove. The town benefits from a regular train service to London Waterloo (approximately 2.5 hours), while a faster service to London Paddington (around 90 minutes) is available from Castle Cary station (12 miles). Bournemouth, Bristol, and Exeter Airports are also within easy reach.

OUTSIDE

A fully enclosed secure rear garden with access to the garage and a gate to the parking spaces, laid to patio with steps onto a lawned area.



Sherborne/TSG/15.04.26



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