CHAFFERS
ESTATE AGENTS









4 Cannon Court Bathwell Lane,

Milborne Port, Sherborne, DT9 5AN

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

Offers Over £320,000 Freehold

Council Tax Band: E

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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 over, 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

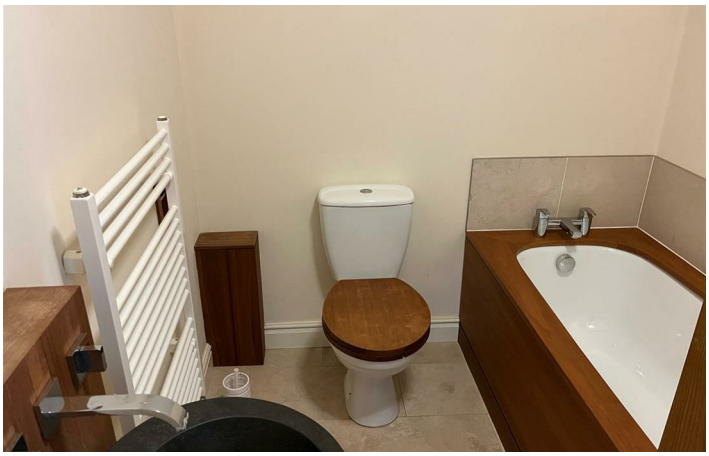


Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the roundabout take the 1st exit onto Newbury/B3081 and stay in the right hand lane. At the traffic lights on the railway bridge turn right onto New Road/B3092. Continue on this road heading towards East Stour. Drive through the village and just before the crossroads, turn right onto Head Lane and turn right onto Lotmoor Hill/A30. Continue to follow the A30 for approx. 8.7 miles. Once in Milborne Port, drive past the chip shop on the left hand side and after a short distance turn left onto Bathwell Lane, left again onto Pud Brk. Continue onto Cannon Court Mews where the property can be found on the right hand side.

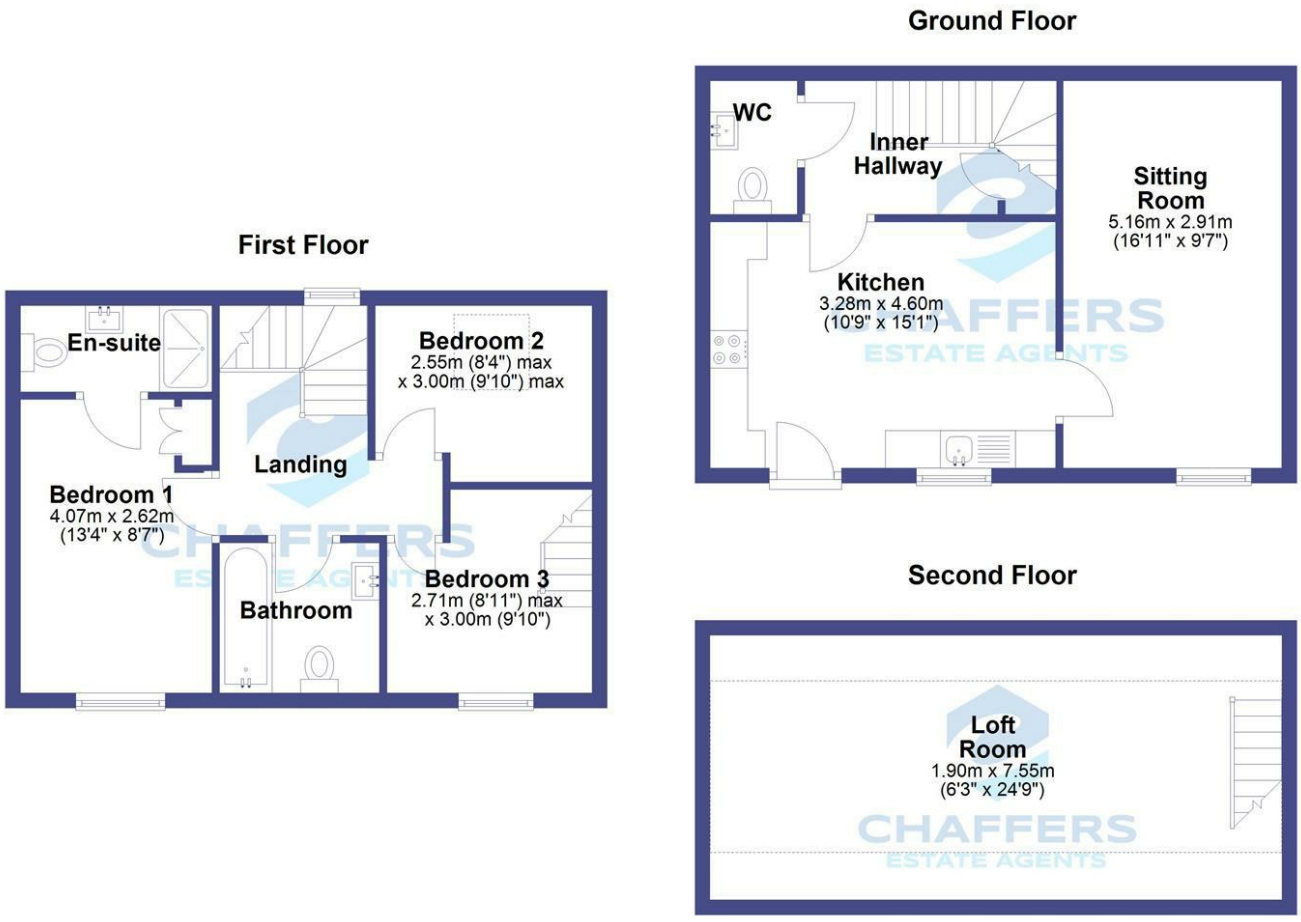






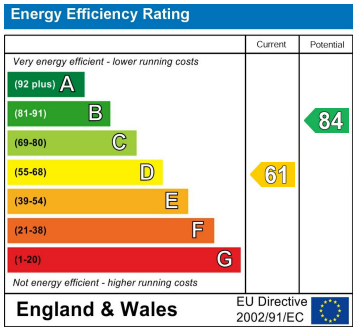



Floor Plan



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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