



To Let

Sherborne, DT9 4AR

Monthly Rental Of £725



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ESTATES



Well presented modern home situated on the edge of Sherborne Town with the added benefit of solar panels and two off road parking spaces. The accommodation briefly comprises of living room, modern fitted kitchen/diner and further utility room on the ground floor. Upstairs are two double bedrooms and the bathroom. Outside there is a private enclosed rear garden.

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## LOCATION

Sherborne, a delightful old market town with many period and Listed buildings offering a wide range of facilities namely varied shops including two supermarkets, the 12th century Abbey, clubs and societies, a hospital and which provides a good range of schooling, banking and shopping facilities including supermarket, doctors, dentist, library, museum, veterinary surgery, bus service and main line train service (London/Waterloo). The larger commercial centre of Yeovil is approximately 5 miles distant. Waterloo from 2 hrs. 20 mins). Other centres within reach include, Dorchester 20 miles and the coast at Weymouth 28 miles. The cities of Bath, Bournemouth and Bristol are about 40 miles and Exeter is 52 miles. The A303 is 7 miles to the north offering fast road access to the West and London via the M3.

### Entrance Hall

Double glazed door to front, stairs to first floor and door to living room.

### Living Room

Front aspect double glazed window, TV point, telephone point and door to:

### Kitchen/Diner

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink unit, space for cooker with extractor hood over and door to:

### Utility Room

Rear aspect double glazed window and double glazed door to garden.

### First Floor Landing

Access to loft and doors to:

### Bedroom One

Front aspect double glazed window, built in wardrobe and radiator.

### Bedroom Two

Rear aspect double glazed window and radiator.

### Bathroom

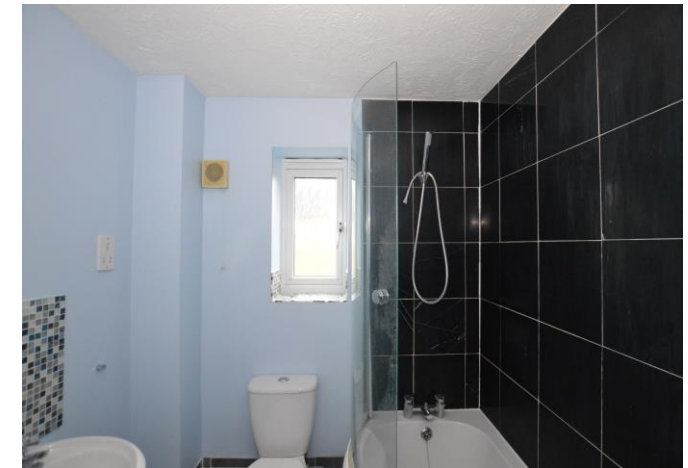
Side aspect double glazed window, suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled WC.

### Garden

Enclosed rear garden with initial decked area leading to lawned garden and gated pedestrian access.

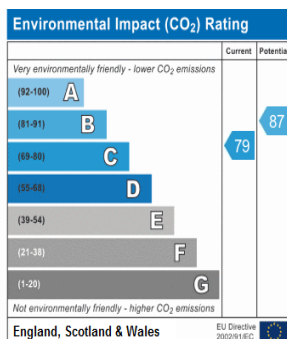
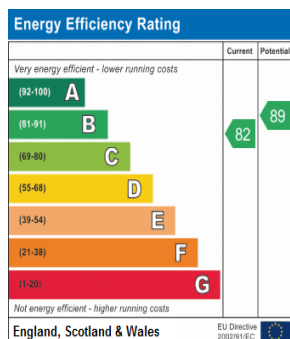
### Parking

Off road parking area for 2 cars.



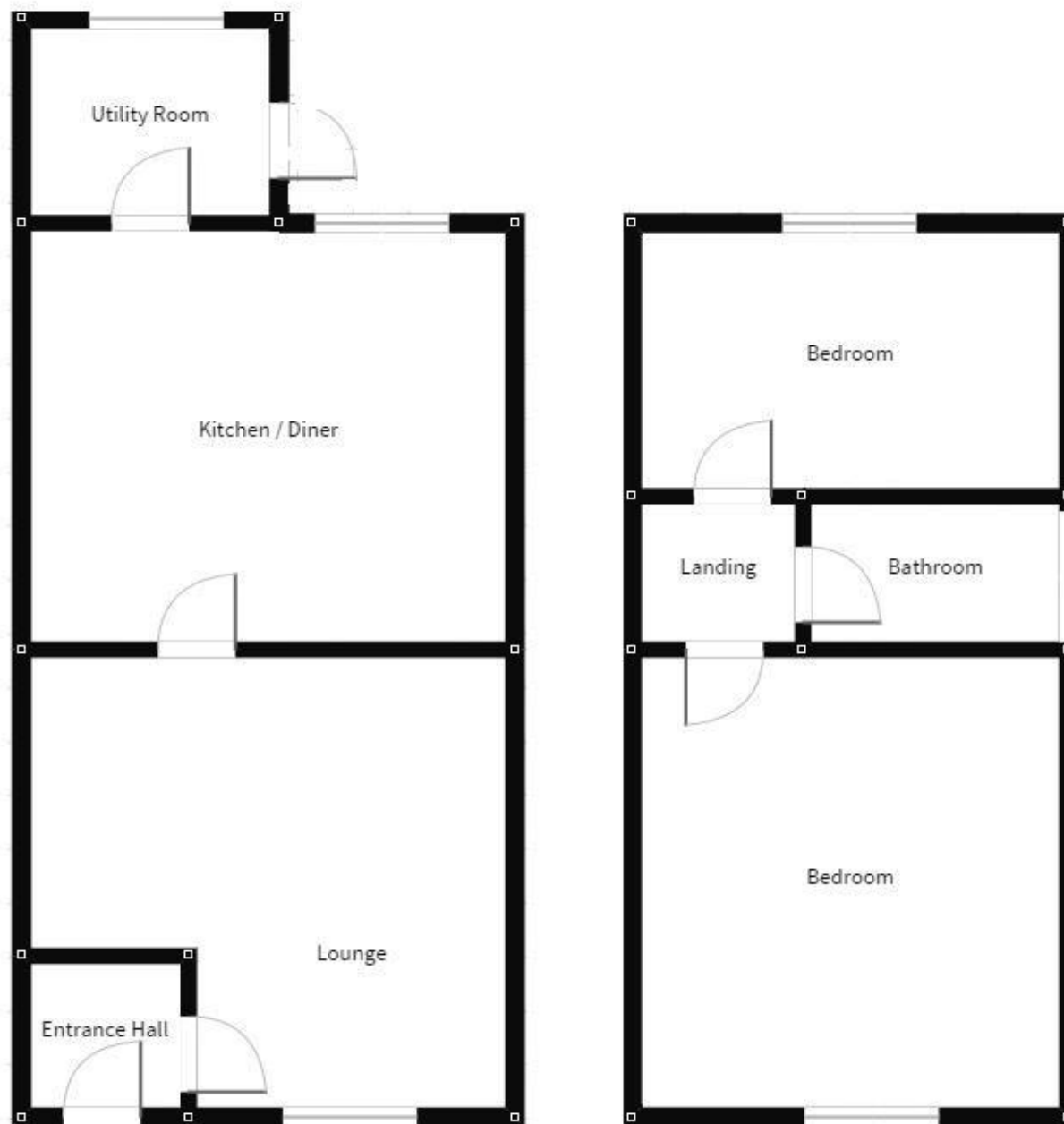
## AGENTS NOTE

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## Directions

Proceed along A30 towards Sherborne. At the traffic lights continue straight onto Yeovil Road and then onto Kitt Hill. Continue along this road and onto Newell and Greenhill. At the traffic lights proceed onto Coldharbour. Take the 5th turning on your left into Lambsfield and take the next right and then left into Admirals Close where the property can be found on the left hand side.



01460 477977 or 01935 277977 [www.orchardsestates.com](http://www.orchardsestates.com)

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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.