

Towers Wills

Town & Country

Offers in excess of
£240,000



7 Fairfield, Bristol Road, Sherborne, Dorset, DT9 4HG

Towers Wills welcome to the market this beautifully presented three bedroom home for the over 60's. Located in a tucked away private peaceful position a short walk away from the Town Centre offering a variety of shops, restaurants, Sherborne Abbey and much more! With the convenience of allocated parking and both private and communal gardens. Comprises: Hallway, shower room, living room, dining room, kitchen, three bedrooms and bathroom.

Key Features

- Over 60s
- Beautifully presented throughout
- Both ground floor & first floor shower rooms
- Versatile accommodation
- Allocated parking

HALLWAY -

A spacious reception area, radiator, cloak room cupboard, under stairs storage cupboard space currently housing tumble dryer.

SITTING ROOM - 15'4 Maximum x 11'6 Maximum

Beautifully presented enjoying a pleasant outlook onto the rear garden. Enjoying a light dual aspect with double glazed window to the side, sliding patio doors onto the rear garden, fire surround with electric fire insert, two radiators, TV point, telephone point.

DINING ROOM - 9'5 Maximum x 9'2 Maximum

A versatile second reception room or ground floor double bedroom, double glazed window to the rear overlooks the rear garden, radiator.

KITCHEN - 8'1 Maximum x 9'6 Maximum

Fitted with a range of wall, base and drawer units, under cupboard lighting, inset stainless-steel sink/ drainer, inset electric hob with stainless-steel electric oven under, cooker hood, space and plumbing for washing machine, space for slimline dishwasher, recess provides space for upright fridge freezer, extractor fan, double glazed windows to the front, wall mounted gas-fired combination boiler.

GROUND FLOOR SHOWER ROOM / WC - 6'2 Maximum x 7'2 Maximum

A modern white suite comprising low level WC, pedestal wash basin, double sized glazed shower cubicle with wall mounted mains shower over, tiled walls, radiator, timber effect flooring, shaver light and point, uPVC double glazed window to the front, extractor fan.

FIRST FLOOR LANDING

Loft ladder leads to partially boarded loft storage space.

MASTER BEDROOM - 11' Maximum x 13'4 Maximum

A spacious master bedroom, double glazed window to the rear overlooks the main gardens, radiator, TV point, fitted wardrobe, door leads to en-suite shower room.

EN-SUITE SHOWER ROOM - 6'1 Maximum x 9'5 Maximum

A recently re-fitted suite comprising fitted low level WC, wash basin in work surface with cupboards under, double size walk in shower cubicle with glazed screen, wall mounted chrome shower over, chrome heated towel rail, tiled walls, uPVC double glazed window to the front, extractor fan.

BEDROOM TWO - 9'10 Maximum x 10'2 Maximum

A generous second double bedroom, uPVC double glazed window to the rear overlooking the gardens, radiator, full height sliding mirrored wardrobe.

BEDROOM THREE / OFFICE - 9'8 Maximum x 6' Maximum Double glazed window to the front enjoys views across Sherborne town to hills and fields beyond, radiator, fitted wardrobe, shelved alcove, radiator.

OUTSIDE

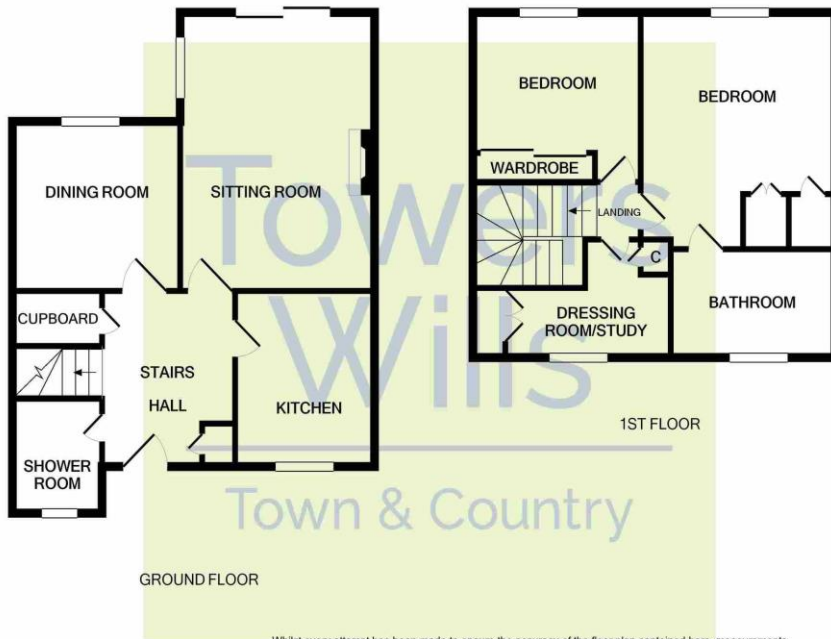
At the front of the property there is a residents parking area. The property comes with one allocated parking space. Steps rising from the parking area, communal pathway and wide ramp for disability scooters, deliveries, etc. leads to private paved front pathway leading to storm porch and outside light. The front garden laid to slate chippings and boasts outside tap and a variety of shrubs. There is a shared pathway at the side of the property leading to communal gardens at the rear. This property comes with a private patio courtyard garden at the rear measuring 16'3 in depth x 22'3 in width, paved patio, timber bordered flower beds, area laid to stone chippings, timber garden shed, rainwater harvesting butt, outside light, this area is enclosed by timber trellis fencing.



There is a management charge of approximately £2,000 a year. This covers external decoration, window cleaning, buildings insurance, maintenance of the communal gardens and areas and the emergency call system.

Floor Plan

Energy Efficiency and Environmental Impact



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Towers Wills

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