



**10, South View, Bradford Abbas, Sherborne, Dorset
DT9 6RS**

£245,000

Towers Wills welcome to market this two bed semi-detached bungalow situated in the sought-after village of Bradford Abbas outside of Sherborne, Dorset. The property benefits from off-road parking, garage, oil fired central heating, double glazing and has the added benefit of a usable loft conversion which includes a space currently used as an additional bedroom with ensuite, home office/hobby room and useful storeroom. Downstairs: entrance hall, kitchen, lounge, shower/wet room, two bedrooms (the second is currently used a separate dining room). Offering great potential this is one not to miss – please contact Towers Wills to arrange a viewing.

Entrance Hall 2.90m x 1.86m – maximum measurements

Double glazed door to the side, double glazed windows to the side and front, radiator and single glazed window to the kitchen.

Kitchen 2.86m x 3.43m – maximum measurements

Comprising of a range of units, work surfacing with stainless steel one bowl sink drainer, double glazed door to the side lean-to, double glazed window to the side, radiator, space for washing machine, space for slimline dishwasher, space for electric cooker and space for fridge freezer.

Lounge 5.47m x 3.32m – maximum measurements

Double glazed window to the front, two radiators and stairs leading to the first floor.

Internal Hallway

Includes airing cupboard with water tank.

Shower Room/Wet Room

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the side and heated towel rail.

Bedroom Two/Dining Room 3.05m x 3.07m – maximum measurements

Double glazed door and window to the rear, double glazed window to the side, radiator and fitted storage cupboard.

Bedroom One 4.04m x 3.01m – maximum measurements

Double glazed window to the rear and radiator.

First Floor Landing

Includes radiator.

Hobby Room 3.11m x 1.82m – maximum measurements (some restricted head height)

Double glazed velux window to the front and under eaves storage.

Loft Room 2.94m x 2.84m plus wardrobe – maximum measurements

Currently being used by vendor as a bedroom with double glazed window to the side, radiator, fitted wardrobe, cupboard and open doorway to en-suite.

En-suite

Comprising shower cubicle with electric shower, wash hand basin with over sink electric water heater, w.c, double glazed velux window to the rear and radiator.

Store Room Approximate measurements 2.26m x 1.58m plus under eaves storage

Is open to under eaves storage with double glazed skylight to the rear.

Garage 2.40m x 5.18m – maximum measurements

With 'up and over' door, includes oil-central heating boiler, double glazed window to the rear and personal door to side lean-to.

Front Garden

Key Features

- Sought-after Village Location
- Semi-detached Bungalow
- Two Bedrooms
- Loft Room with En-suite
- Garage & Off Road Parking

Contact Us

Towers Wills Estate Agents - Yeovil

114, Hendford Hill
Yeovil

Somerset
BA202RF

T: 01935 577032

E: info@towerswills.co.uk

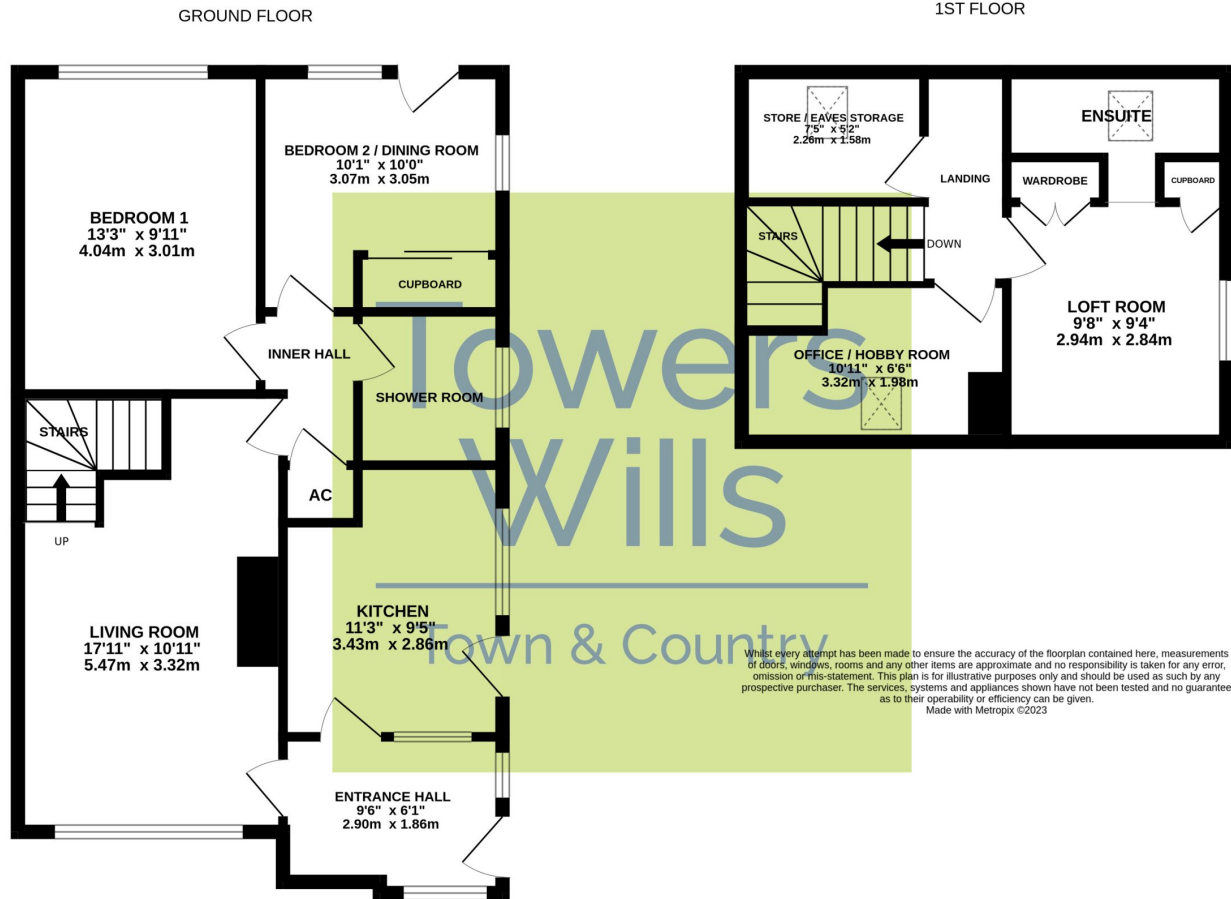
To the front of the property is a lawn area with planted beds and gated driveway leading to the carport and garage.

Rear Garden

To the rear there is a patio area, planted beds, outside tap and oil tank.



Floor Plan



Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs / Floor Plans Photographs are reproduced for general information and it must not be inferred that any item is included for sale with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view