

# Towers Wills

Town & Country

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## 2, Duddenfield, Yetminster, Sherborne, Dorset DT9 6FA

Offers Over **£300,000**

Towers Wills are delighted to present this immaculate semi-detached home in the desirable Dorset village of Yetminster. New in 2021, the property benefits from an open plan kitchen/lounge and dining space which opens, via bi-folding doors to the east-facing rear garden. Three bedrooms (two double) with master ensuite, family bathroom and driveway parking for two cars complete this must-see home.

## Entrance Hall

Double glazed door to the front and radiator.

## W.C

Includes wash hand basin, w.c, heated towel rail and extractor fan.

## Open Plan Lounge/Diner/Kitchen Area

**Kitchen Area** 3.11m x 3.33m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel one and a half bowl sink drainer, double glazed window to the front, integrated electric oven and grill, integrated gas hob with cookerhood over, integrated dishwasher, space for washing machine and LPG combination boiler.

**Lounge/Diner** 5.13m x 5.51m – maximum measurements

Two radiators, bi-fold doors to the rear and under stairs cupboard.

## First Floor Landing

Includes loft hatch and cupboard.

## Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, double glazed window to the front, heated towel rail and extractor fan.

**Bedroom One** 3.59m x 3.12m – maximum measurements

Double glazed window to the front, radiator and built-in double wardrobe.

## En-suite

Comprising shower cubicle, wash hand basin, w.c, double glazed window to the side, extractor fan and shaver point.

**Bedroom Two** 3.12m x 3.64m – maximum measurements

Double glazed window to the rear and radiator.

**Bedroom Three** 2.26m x 2.80m – maximum measurements

Double glazed window to the rear and radiator.

## Outside

To the side of the property there is parking for two cars in tandem.

## Rear Garden

The rear garden is largely laid to lawn with patio area, side gate access and outside tap.

## Agents Note

The property is subject to a £200/year maintenance charge and is supplied by a communal LPG Gas supply.

## Key Features

- Immaculate
- Semi-detached
- Three Bedrooms
- En-suite
- Driveway
- Rear Garden

## Contact Us

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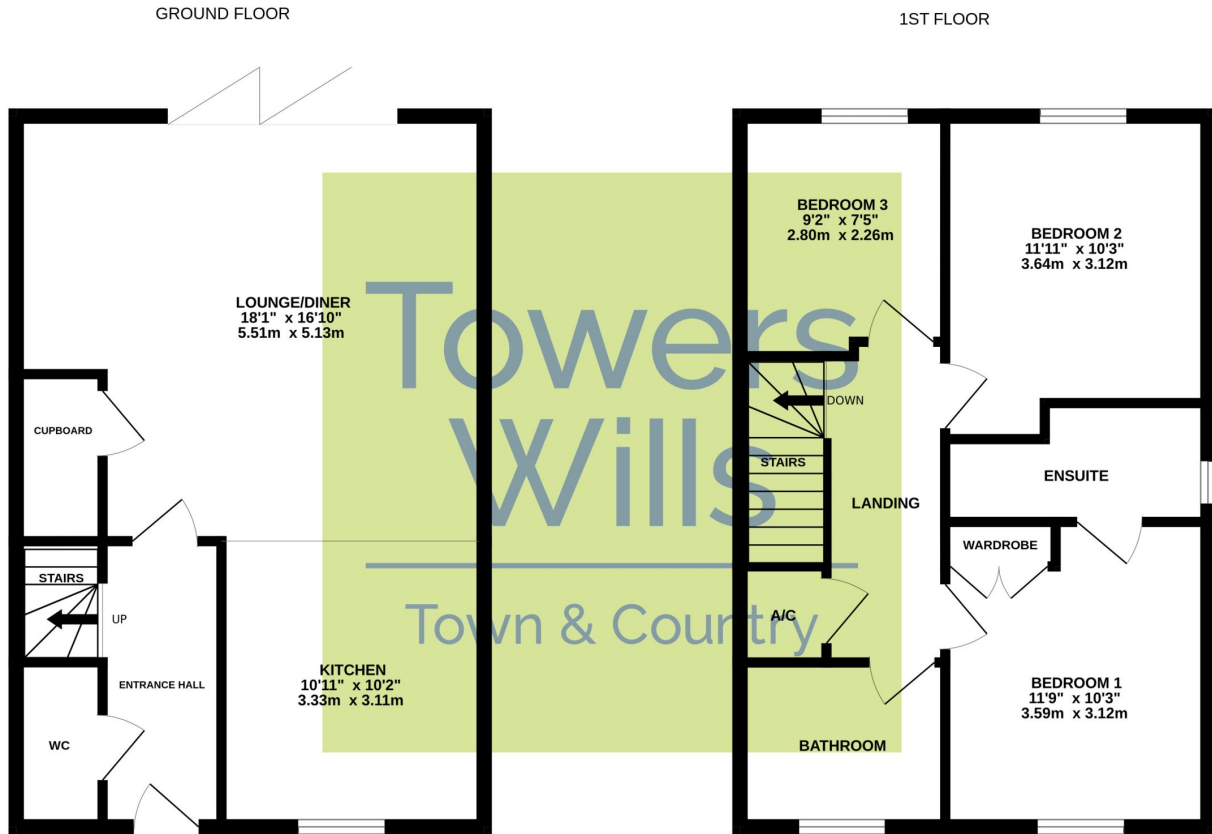
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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