

# Towers Wills

Town & Country

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7, Thornford Road, Yetminster, Sherborne, Dorset  
DT9 6LW

**£250,000**

This well-presented semi-detached home is situated in the sought-after village of Yetminster. The property briefly comprises of, open plan kitchen/diner/lounge area, downstairs WC, two double bedrooms and family bathroom. Outside, good sized front & rear gardens, large summerhouse (ideal for home gym or office), garage and off-road parking for two vehicles at rear of property plus additional shared parking is available to the front.

## Description

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## Entrance Hall

Double glazed door to the front, double glazed window to the side, radiator, under stairs space housing the oil-fired central heating boiler, door leading to the pantry which in turn leads to downstairs w.c.

## W.C

Includes wash hand basin, w.c and double glazed window to the side.

## Open Plan Kitchen/Lounge/Dining Space

**Kitchen Area** 3.47m x 3.01m – maximum measurements

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel two bowl sink drainers, double glazed window to the side, space for dishwasher, space for fridge freezer and calor gas Range style cooker with extractor fan over.

**Lounge/Dining Area** 3.97m x 5.46m – maximum measurements

Two double glazed windows to the side, double glazed window to the rear, double glazed stable door to the rear garden, log burner and radiator.

## First Floor Landing

Double glazed window to the side and loft hatch.

**'Jack & Jill' Bathroom** 2.33m x 3.56m – maximum measurements

Suite comprising bath, separate shower cubicle, wash hand basin, w.c, double glazed window to the rear, heated towel rail, radiator, extractor fan and has access from landing and bedroom one.

**Bedroom One** 3.06m x 4.50m – maximum measurements

Double glazed window to the rear and radiator.

**Bedroom Two** 4.51m x 2.56m – maximum measurements

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

## Rear Garden

The rear garden is largely laid to lawn with patio area, gravel seating area, outside tap, wooden shed, summer house, oil tank, wood store, side and rear gates leading to the parking.

**Summerhouse** 3.54m x 5.37m – maximum measurements

Double glazed door and window to the side, double glazed French doors to the front, power and light.

## Key Features

- Well Presented
- Sought-after Village Location
- Semi-Detached
- Two Double Bedrooms
- Gardens with Large Summerhouse
- Garage & Parking

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

**Outhouse/Utility** 2.11m x 2.57m

Space for washing machine and space for dryer.

**Parking**

There is parking for two vehicles.

**Garage to the Rear** 3.34m x 4.89m – maximum measurements

With double wooden doors to the front, double glazed window to the rear, single glazed window to the side and power.

**Front Garden**

To the front the garden is largely laid to lawn, enclosed by hedgerows and fencing, side gate leading to shared parking area to the front of the property.

**Situation**

Situated in the popular village of Yetminster within a short walk of the local village amenities. These include a pub, village hall, shop/post office, veterinary practice, GP surgery with pharmacy and a primary school. The well-known Abbey town of Sherborne is approximately 6 miles away, and has extensive shopping, excellent sports facilities, well-renowned schools including Sherborne Boys & Girls, The Gryphon School and Leweston, plus direct trains to London Waterloo.

**Agents Note**

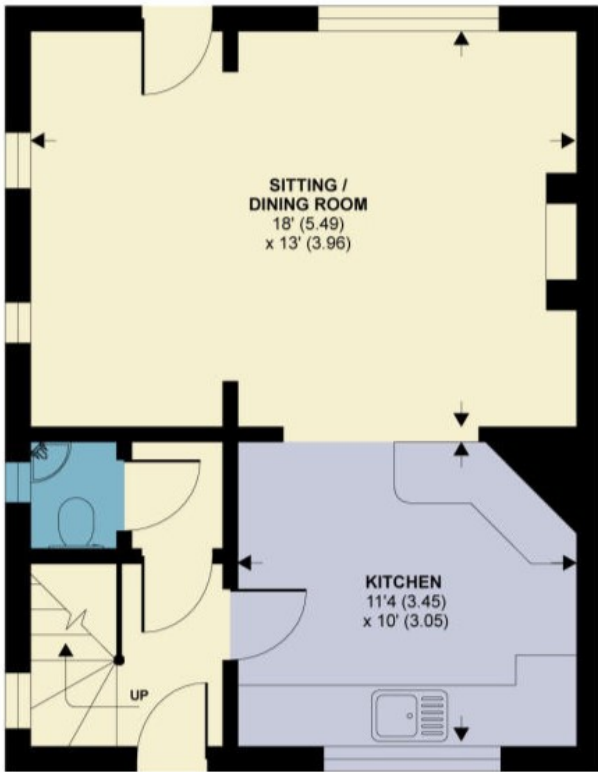
The property is subject to a Section 157 restriction, this means the buyer must have lived or worked in the area for a period of 3 years before applying to buy the property (exemption applications can be made to the local council). If buying with a mortgage, buyers should ensure that their lender is aware of this restriction prior to placing an offer on this property.



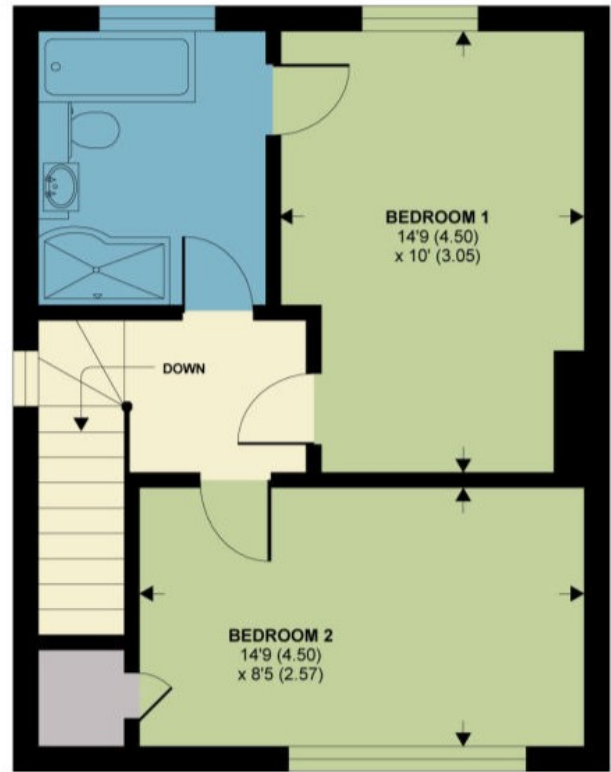




# Floor Plan



GROUND FLOOR



FIRST FLOOR

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**Towers Wills**

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