

Towers Wills

Town & Country

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4, Duddenfield, Yetminster, Sherborne, Dorset DT9
6FA

£240,000

Towers Wills are delighted to bring to market this well-presented modern home situated in the popular village of Yetminster, Dorset. The property briefly comprises of kitchen, downstairs wc, lounge/diner, two bedrooms and family bathroom. Outside a pleasant rear garden and allocated parking for two cars.

Description

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Entrance Hall

Double glazed door to the front, cupboard housing LPG gas combi boiler, radiator and additional under stairs cupboard.

Kitchen 3.27m x 2.21m

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, radiator, space for washing machine, integrated dishwasher, integrated gas hob with extractor fan over, integrated electric oven and grill and integrated fridge freezer.

Downstairs W.C

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

Lounge/Diner 3.89m x 4.32m

Double glazed French doors to the rear garden and double glazed windows to the rear.

First Floor Landing

Includes loft hatch and cupboard.

Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, heated towel rail, extractor fan and shaver point.

Bedroom One 2.82m x 4.32m – maximum measurements

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

Bedroom Two 2.57m x 4.32m – maximum measurements

Double glazed window to the front, radiator and cupboard.

Parking

To the front of the property there is allocated parking for two vehicles.

Rear Garden

The rear garden is largely laid to lawn with patio area, outside tap, outside light, wooden shed and rear gate providing access and bin storage.

Agents Note

The development has a bulk LPG gas supply. Mains electric, water and drainage.

Service charge for the site: TBC

Key Features

- Popular Village Location
- Two Bedrooms
- Well Presented
- Allocated Parking for Two
- Rear Garden

Contact Us

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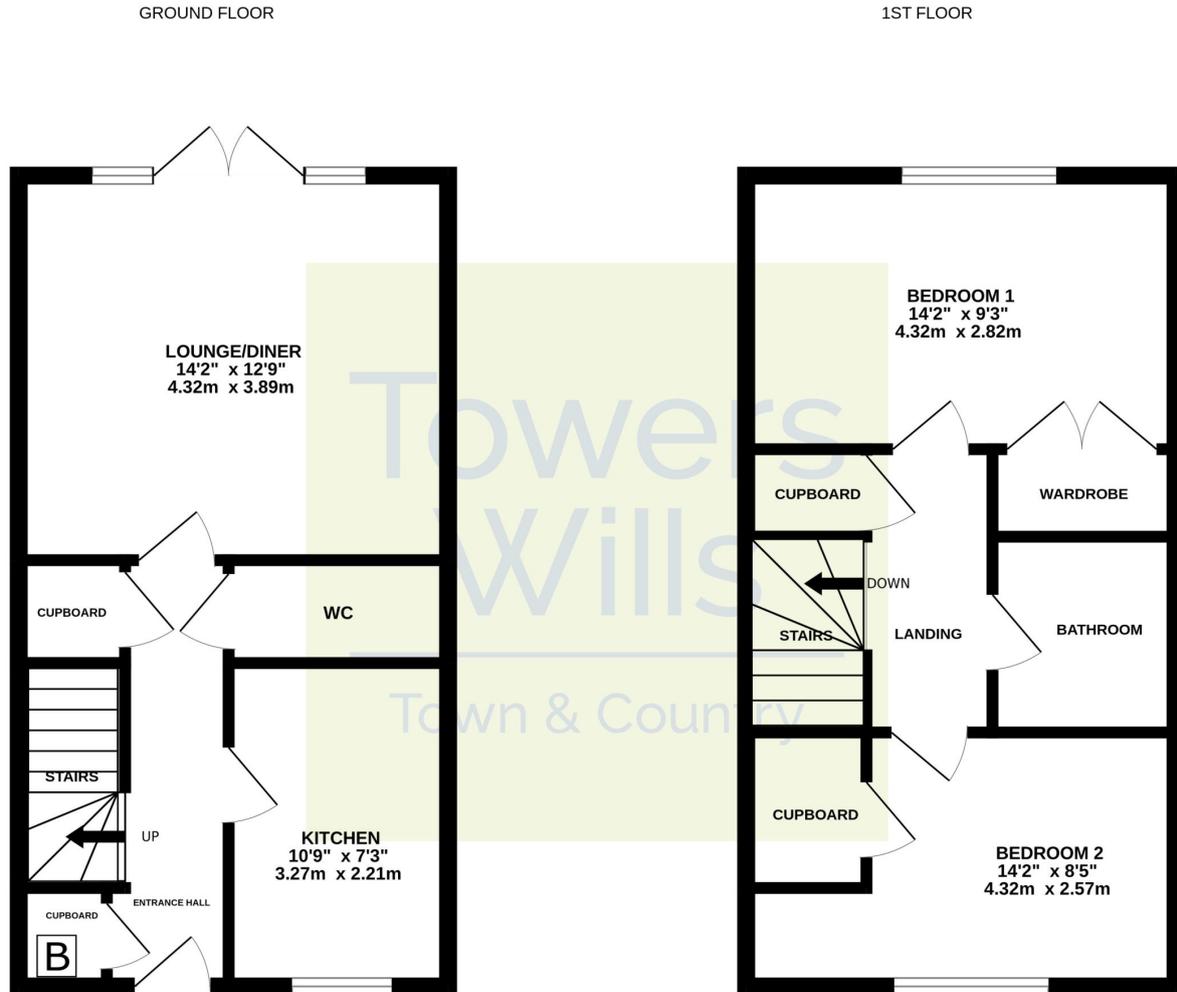
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Energy Efficiency

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | | |
| 69-80 | C | 78 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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Towers Wills

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