



11 MANOR COURT

Bishops Caundle, DT9 5GD

Price Guide £200,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented two bedroom semi detached home built in 2021 available through the Discount Market Unit Scheme at 70% of the market value. To be sold to a local needs person. The spacious accommodation comprises entrance hall, cloakroom, open plan sitting room / kitchen dining room, first floor landing two double bedrooms and bathroom. Outside the property has a good size garden and two parking spaces to the front. One to view.

Situation

The property lies with the popular Dorset village of Bishops Caundle that has a garage, a shop, a church and a pub to its centre and lies in the Dorset countryside to the south east of the historic Abbey town of Sherborne and to the west of Sturminster Newton. Both Sherborne and the local regional centre of Yeovil lie within comfortable motoring distance providing between them an excellent range of cultural, recreational and shopping facilities while the region is well known for both its public and privately funded schooling.

The local area

Communication links are good with a main line station at Sherborne linking directly with London Waterloo while road links are along the A303 joined at Wincanton giving swift access to London.

Local Authority

Dorset Council Tax Band: B
 Tenure: Freehold
 EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Radiator and stairs rising to the first floor.

Cloakroom

Suite comprising low level WC, wash hand basin, heated towel rail and an extractor fan.

Sitting Room

11'2 x 9'4 (3.40m x 2.84m)

With two windows to the front aspect and a radiator.

Kitchen/Dining Room

18'4 x 8'11 (5.59m x 2.72m)

With windows to the rear and side aspects and a door to the rear opening out onto the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainer integrated fridge/freezer, electric oven, hob and an extractor fan over. Space for washing machine. Radiator and tiling to all splash prone areas.

Landing

Radiator, airing cupboard and access to the loft.

Bedroom One

11'6 x 8'11 (3.51m x 2.72m)

With a window to the rear and side aspects and a radiator.

Bedroom Two

9'4 x 9'2 (2.84m x 2.79m)

With a window to the front aspect and a radiator.

Bathroom

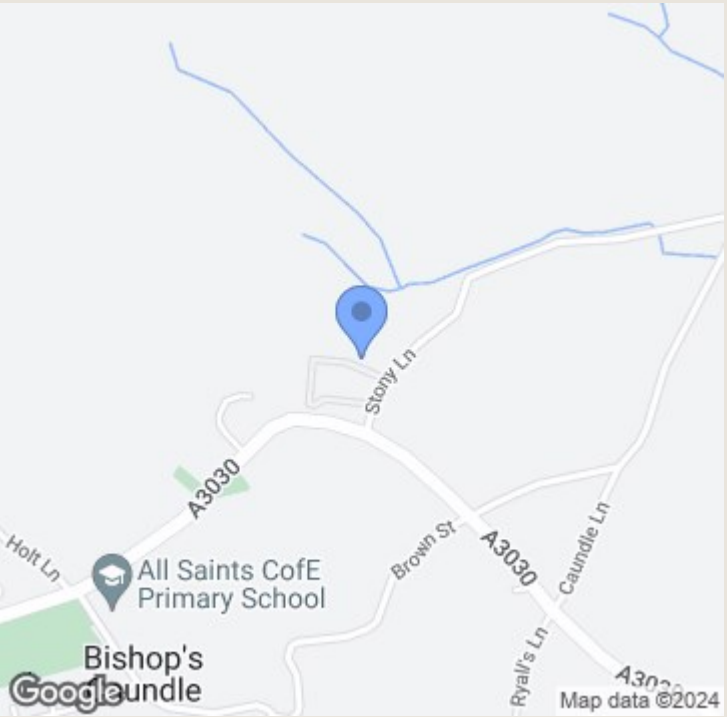
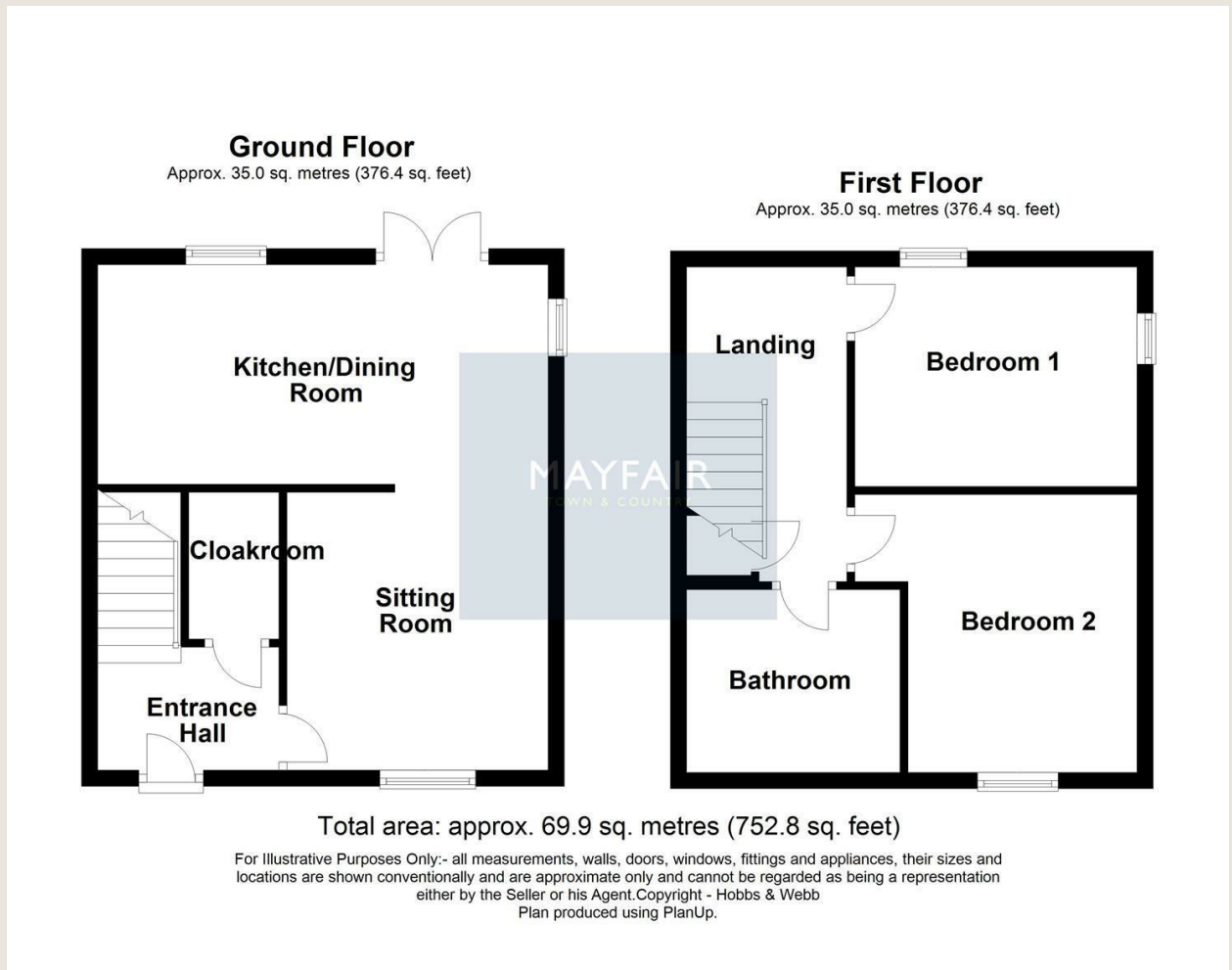
Suite comprising bath with a shower over, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Outside

To the rear the garden is enclosed and a good size, mainly laid to lawn, seating area and patio abutting the rear of the property, Air source heat pump – heating and hot water. Side gated access. Two parking spaces to the front.

Agents Note

There is an annual service charge of £100 for the upkeep of the communal areas. To be sold through the Discount Market Unit Scheme at 70% of the market value. To be sold to a local needs person. More information can be found on Dorset Council planning portal Council Tax Band B. Broadband speed, FTTP.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

