

Property Location

Just a stone's throw from local shops and a short walk to schools and other amenities, this 1st floor apartment is situated in a residential area of the ever-popular historic market town of Sherborne. Sherborne boasts a quaint town centre with boutique shops, pubs and restaurants.

65 Littlefield, Sherborne, Dorset, DT9 6AX

Approximate Gross Internal Area = 62.5 sq m / 673 sq ft

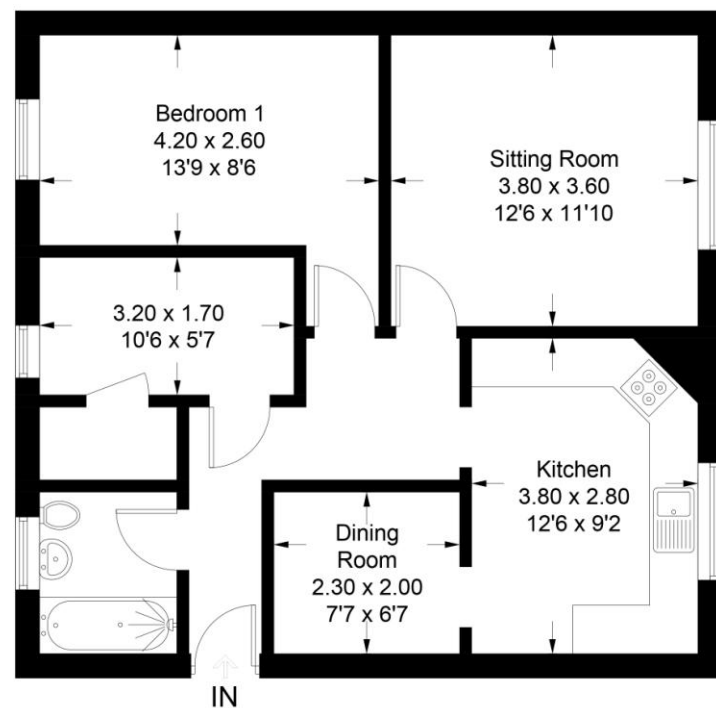


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1013746)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Littlefield, Sherborne

Offers In Region Of £130,000

Martin & Co Yeovil
18 Princes Street • Yeovil • BA20 1EW
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**65 Littlefield
Dorset
DT9 6AX**

Key features:

- Tenants In Situ
- Gross Yield 8%
- Annual Income £8400
- Service Charges £1072pa
- Modern Kitchen
- Spacious Property
- Close to Shops & Schools
- Gas Central Heating



Why you'll like it

ATTENTION INVESTORS!
New to the market is this light and spacious first floor apartment in a popular residential area of Sherborne. With excellent long-term tenants in situ with an annual income of £8400 and gross yield of 8%, this is a hassle-free investment. Within walking distance of local shops and a local park this apartment briefly comprises of an entrance hall, large kitchen, separate dining area, large lounge, a master bedroom and a further single bedroom plus a bathroom.

ENTRANCE HALL Double glazed blue front door from communal landing, leading into the flat's entrance and main hallway. Neutral decor and laminate flooring.

SITTING ROOM 12' 5" x 11' 9" (3.8m x 3.6m) Spacious reception room with double glazed window to the rear. Neutral decor and carpet. Radiator.

KITCHEN 12' 5" x 9' 2" (3.8m x 2.8m) Large kitchen with plenty of space for dining table but with archway also leading to small dining room / office. Double glazed window to the rear. Modern white kitchen units with black laminate work surface.

Integrated electric oven and gas hob, plus extractor fan. Appliance spaces for washing machine and fridge freezer. Grey slate floor tiling and white wall tiles.

DINING ROOM / OFFICE 7' 6" x 6' 6" (2.3m x 2m) To the side of the kitchen is this useful room which could be used for dining or for an office space. Neutral decor and laminate flooring. Radiator and decorative fireplace.

BEDROOM ONE 13' 9" x 8' 6" (4.2m x 2.6m) Good sized double bedroom with double glazed window to the front. Neutral decor and carpet. Radiator.

BEDROOM TWO 10' 5" x 5' 6" (3.2m x 1.7m) Double bedroom with double glazed window to the front. Built in large wardrobe / cupboard which houses the Glow Worm gas combi boiler. Neutral decor and carpet. Radiator.

BATHROOM Modern bathroom with white suite of bath, pedestal basin and WC. Double glazed window to the front. Over bath shower. White tiled walls with blue insets and blue tiled floor tiles. Radiator.

