



Property Location

This 3-bedroom detached home is nestled away in the pretty Somerset village of Milborne Port. The village benefits from a primary school, convenience store, award-winning restaurant, doctors' surgery and a garage. The A30 links Milborne Port to the bustling market towns of Sherborne and Shaftsbury.

Angels Way, Milborne Port

Approximate Gross Internal Area = 107.3 sq m / 1155 sq ft

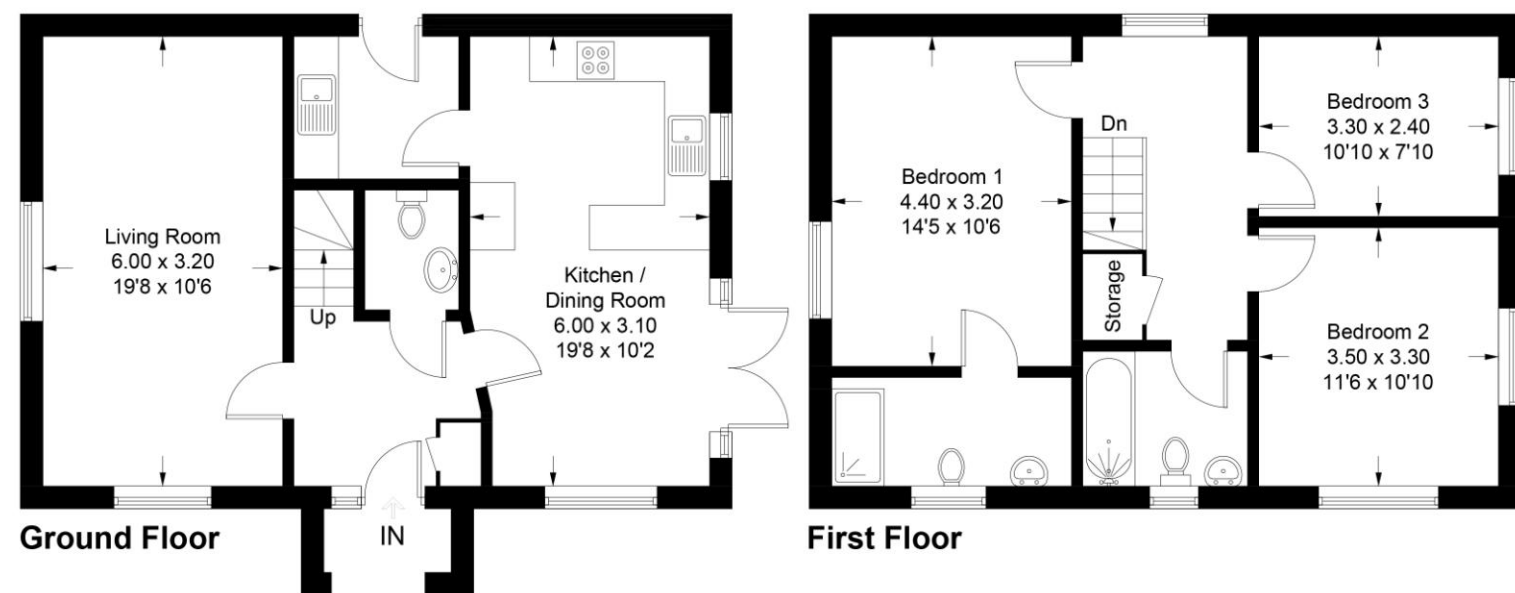


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1266006)



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.

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Angels Way, Milborne Port

Offers In Region Of £415,000



Angels Way Sherborne DT9 5GH

Key features:

- Modern Detached Family Home
- Driveway Parking
- Master Ensuite
- Desirable Village Location
- Single Garage
- Ground Floor W/C
- Beautifully Presented Throughout
- 8 Years Development Warranty
- Air Sourced Heat Pump
- £277 Per Annum Service Charge

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This beautifully showcased detached family home boasts a high specification finish throughout. Featuring a generous living room, kitchen dinner, utility, cloakroom, master bedroom with ensuite, family bathroom, two double bedrooms, garden, garage and driveway parking. This highly energy efficient home with air sourced pump heating and 8 years development warranty remaining. Viewing is highly recommended to truly appreciate this fantastic opportunity.

ENTRANCE HALL: Upon entering the property, you are welcomed into a light and airy entrance hall which provides access to the living room, kitchen, downstairs W/C and the stairs that rise ahead to the first floor. The entrance hall has a storage cupboard, perfect for coat and shoe storage. The hall has wooden laminate flooring and neutral walls.

LIVING ROOM 19' 8" x 10' 5" (6.0m x 3.2m) A spacious living room with two double glazed windows to the side of the property. Neutral walls and grey carpet. Two radiators.

KITCHEN/DINER 19' 8" x 10' 2" (6.0m x 3.1m) A modern kitchen fitted with grey cabinets and drawers and wooden countertops with breakfast bar. Integrated electric oven, hob and cooker hood above. Space for freestanding fridge freezer. Ceiling spotlights and under cabinet lighting. Neutral walls and wooden laminate flooring. Ample space for dining table and chairs. Double glazed French doors to the garden. One radiator.

UTILITY ROOM 6' 2" x 7' 2" (1.9m x 2.2m) Directly adjacent to the kitchen is the utility room. There is countertop space with fitted sink and space for a washing machine and dishwasher underneath. Neutral walls and laminate flooring. Side entrance to driveway and garage.

CLOAKROOM 5' 6" x 3' 11" (1.7m x 1.2m) A downstairs cloakroom with a two-piece suite comprising of a white w/c and hand basin. Grey tiled walls and wooden laminate flooring. Ceiling spotlights and one radiator.



STAIRS AND LANDING: A centrally positioned staircase rising to the first-floor landing which provides access to the master bedroom, family bathroom, two double bedrooms and the loft hatch above. The landing is bright and airy with neutral walls and grey carpet. Double glazed window and one radiator.

MASTER BEDROOM 14' 5" x 10' 5" (4.4m x 3.2m) A generous master suite with double glazed window. Neutrally decorated walls and grey carpet. Ensuite attached. One radiator.

ENSUITE 9' 10" x 5' 10" (3.0m x 1.8m) Attached to the master bedroom is this modern three-piece suite consisting of a white w/c, hand basin and shower cubicle. Grey tiled walls and laminate flooring. Obscure double-glazed window and ceiling spotlights. Tall heated towel rail.

BEDROOM TWO 10' 9" x 11' 5" (3.3m x 3.5m) A double bedroom with two double glazed windows to the front and side of the property. Neutral walls and grey carpet. One radiator.

BEDROOM THREE 10' 9" x 7' 10" (3.3m x 2.4m) A double bedroom with double glazed window overlooking the garden to the side. Neutral walls and grey carpet. One radiator.

BATHROOM 7' 2" x 5' 10" (2.2m x 1.8m) A family bathroom with a complete white suite comprising of a w/c, hand basin and bathtub. Grey tiled walls and laminate flooring. Obscure double-glazed window. Ceiling spotlights and heated towel rail.

GARAGE 10' 2" x 19' 8" (3.1m x 6.0m) A single, detached garage to the side of the property with an up-and-over garage door. Electric supply and lighting. Above rafters storage.

OUTSIDE: To the side of the property is a private and enclosed south-west facing garden. The garden is part laid lawn and patio. Side gate access to the rear. To the rear of the property is driveway parking for one car with external charging point. Access to the detached garage.

