



## Property Location

This two-bedroom home is situated in the Corelli residential estate on the northern side of the desirable market town of Sherborne. The town centre is a short walk away and offers plenty of local shops and restaurants. Sherborne's railway station links the town to London and Exeter.

21 Shutler Street, Sherborne, DT9 4FP

Approximate Gross Internal Area = 59.4 sq m / 639 sq ft

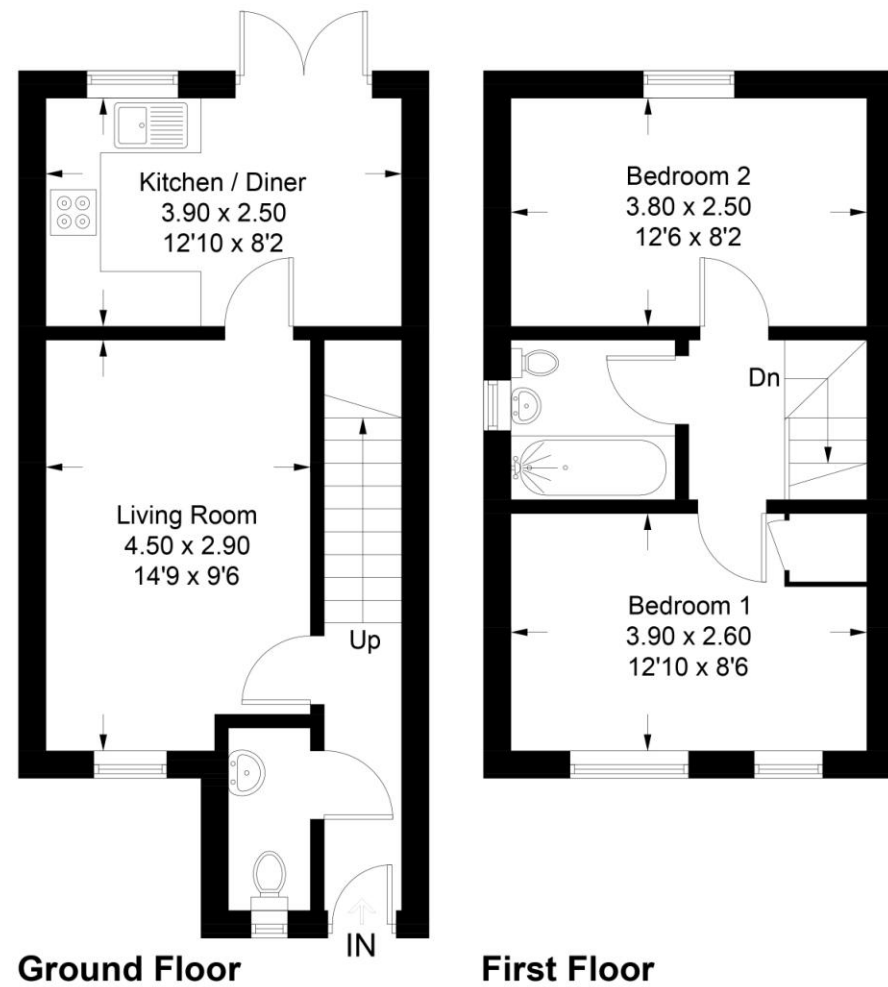


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305909)



**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.



## Shutler Street, Sherborne

Offers In Region Of £240,000



21 Shutler Street  
Sherborne  
DT9 4FP

Key features:

- Modern Two Bedroom End Terraced Home
- Desirable Location
- Excellent Condition Throughout
- No Forward Chain
- Driveway Parking for Two Cars
- Ground Floor W/C
- 4 Years Development Guarantee Remaining
- Ideal First Home



Why you'll like it

This modern two-bedroom home is situated in the popular Corelli residential area in Sherborne. Featuring a living room, kitchen/diner, cloakroom, two double bedrooms, family bathroom, gardens and driveway parking for two cars. Would make the perfect family home and ideal for first time buyers. Being sold with no forward chain, viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall which provides access to the living room, cloakroom and the stairs which rise ahead to the first floor. The hall has neutrally decorated walls and wooden laminate flooring. One radiator.

LIVING ROOM 14' 9" x 9' 6" (4.5m x 2.9m) A good-sized living room with a double-glazed window to the front of the property. Understairs storage cupboard. Neutrally decorated walls and wooden laminate flooring. One radiator.

KITCHEN/DINER 12' 9" x 8' 2" (3.9m x 2.5m) A modern kitchen fitted with a mixture of light grey cabinets and drawers. Plentiful wooden laminate work surfaces with an inset stainless-steel basin and drainer. Integrated fridge/freezer, dishwasher, washing machine, electric oven and gas hob with cooker hood above. Double glazed window and French doors to the rear garden. Space for dining table and chairs. Neutral walls with a navy-blue feature wall and wooden laminate flooring. One radiator.

CLOAKROOM: The downstairs cloakroom has a two-piece suite that comprises of a white w/c and hand basin. White and blue walls with tiled flooring. Obscure double-glazed window to the front. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the two double bedrooms, family bathroom and the loft hatch above. The landing has neutrally decorated walls and grey carpet. White wooden banister.

MASTER BEDROOM 12' 9" x 8' 6" (3.9m x 2.6m) A double bedroom featuring a built-in wardrobe with mirrored sliding doors and separate storage cupboard. Neutrally decorated walls and grey carpet. Two double glazed windows to the front of the property. One radiator.

FAMILY BATHROOM: A modern bathroom complete with a three-piece suite that comprises of a white w/c, bathtub with fitted shower and hand basin with vanity unit below. Wall mounted vanity mirror. Heated towel rail. Grey tiled walls and flooring. Obscure double-glazed window to the side of the property.

BEDROOM TWO 12' 5" x 8' 2" (3.8m x 2.5m) A double bedroom with double glazed window to the rear of the property. Neutral walls and grey carpet. One radiator.

OUTSIDE: To the front of the property is driveway parking suitable for two cars in tandem. Front garden laid with stone chippings and side gate access to the rear garden. To the rear of the property is a private and enclosed garden laid with patio, synthetic turf and decking. Raised bed border and garden shed. External water outlet. The perfect low-maintenance sun trap.

ADDITIONAL INFORMATION: Part of Phase-3 to the popular Corelli Estate this home benefits from 4 years development warranty. Annual Service Charge: £182.00



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

