

# Rolfe East



Simons Road, Sherborne, DT9 4DN

Guide Price £225,000

- PERIOD DECEPTIVELY SPACIOUS MID TERRACED HOUSE WITH DETACHED LARGE GARAGE.
- UPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- TWO DOUBLE BEDROOMS PLUS LARGE FIRST FLOOR BATHROOM.
- NO FURTHER CHAIN.
- DRIVEWAY PARKING FOR 1-2 CARS.
- RECENTLY TASTEFULLY RENOVATED THROUGHOUT.
- SHORT WALK TO THE MAINLINE RAILWAY STATION TO LONDON WATERLOO.
- GENEROUS ENCLOSED REAR GARDEN.
- EXCELLENT RESIDENTIAL ADDRESS A SHORT WALK TO THE HIGH STREET.
- MUST BE VIEWED TO BE APPRECIATED!

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# 26 Simons Road, Sherborne DT9 4DN

NO FURTHER CHAIN. LARGE DETACHED GARAGE AND GENEROUS LEVEL REAR GARDEN. '26 Simons Road' is a period, deceptively spacious, freehold, mid-terraced house situated in a popular residential address, a short walk to Sherborne town centre and mainline railway station to London Waterloo (in just over 2 hours directly). The property uniquely benefits from a large detached garage at the rear of the garden – as well a driveway providing parking for one car and a generous, private, level rear garden. The property is well presented having just been modernised and redecorated and has mains gas fired radiator central heating and uPVC double glazing. The spacious accommodation enjoys excellent levels of natural light from large feature windows and comprises sitting room / dining room, open-plan kitchen/breakfast room and utility room / office. On the first floor, there is a landing area, two generous double bedrooms and a large family bathroom. There are superb walks from nearby the front door at the Quarr Nature Reserve, Purlieu Meadow and the Sherborne Castles – ideal as you do not need to put the children or the dogs in the car! The house is a short walk to the centre of Sherborne town with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. THIS RARE PROPERTY MUST BE VIEWED TO BE FULLY APPRECIATED. NO FURTHER CHAIN.



Council Tax Band: B



Pathway and steps to front door. uPVC double glazed front door to

**SITTING ROOM / DINING ROOM:** 15'1 maximum x 12'11 maximum. A well-presented main reception room, large uPVC double glazed window to the front boasting a westerly aspect and the afternoon sun. Staircase rises to the first floor, door leads to understairs storage cupboard space, two radiators, telephone point, TV point. Pine panelled glazed door leads from the sitting room through to the

**KITCHEN / BREAKFAST ROOM:** 13'10 maximum x 9'6 maximum. A range of fitted panelled kitchen units comprising laminated worksurface, tiled surrounds, inset one and a half sink bowl and drainer unit with mixer tap over, space and point for electric oven, a range of drawers and cupboards under, space and plumbing for washing machine, space for under counter fridge, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, wall mounted shelving, wall mounted gas fired boiler, uPVC double glazed windows to the side and rear, rear overlooks the rear garden, radiator. Glazed and panel door from the kitchen breakfast room leads to the

**UTILITY ROOM / OFFICE:** 13'6 maximum x 4'11 maximum. Radiator, ceramic floor tiles, ceiling windows, uPVC double glazed door and side light opens on to the rear garden, space for upright fridge freezer.

Staircase rises from the sitting room to the first floor landing, uPVC double glazed stairwell window to the rear. Pine doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 10'4 maximum x 10' maximum. A double bedroom, large uPVC double glazed window to the front boasting

a westerly aspect, radiator. Pine panel door leads to walk in wardrobe with fitted shelves, electric light connected.

**BEDROOM TWO:** 9'11 maximum x 9'7 maximum. A second double bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting an easterly aspect, radiator.

**FIRST FLOOR FAMILY BATHROOM:** 9'1 maximum x 4'5 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, chrome heated towel rail, extractor fan.

#### **OUTSIDE:**

At the front of the property there is an area laid to stone chippings providing an occasional casual parking arrangement. Pathway leads to the front of the property. Shared pathway leads to the rear of the property.

**REAR GARDEN:** 73'2 in length x 14'2 in width.

There is access via a shared right of way at the rear of the property. It is laid mainly to level lawn and enclosed by timber panel fencing, paved patio seating area. The rear garden boasts a sunny easterly aspect.

**DETACHED GARAGE** at the rear of the garden measuring 23' in depth x 9'8 in width. Metal up and over garage door, light and power connected, uPVC double glazed personal door to the side giving access to the rear garden, uPVC double glazed window to the rear, rafter storage above.

There is **PRIVATE DRIVEWAY PARKING** at the rear of the property



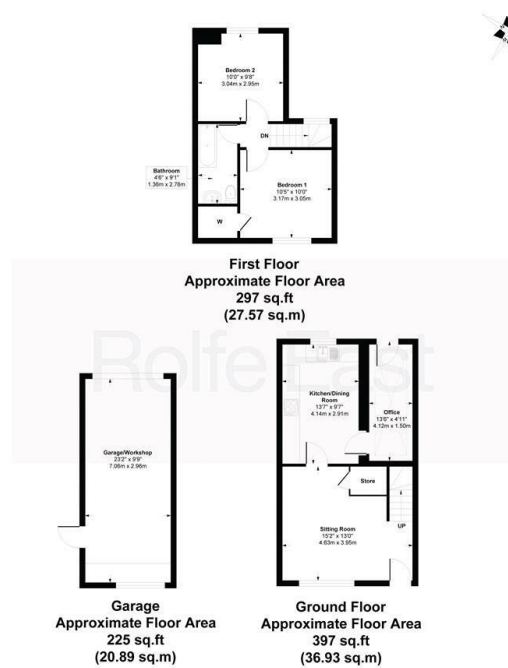
access via School View Close providing off road parking for one car.



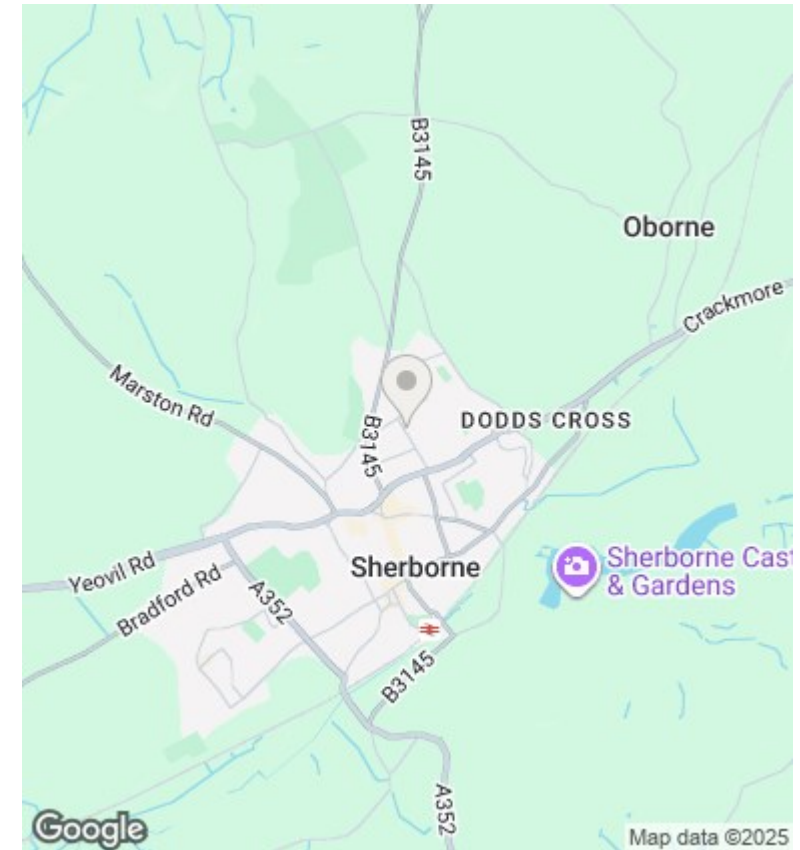




Simons Road, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 919 sq. ft / 85.39 sq. m  
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Directions

## Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		