

Rolfe East



St. Marys Road, Sherborne, DT9 6DG

Offers In Excess Of £275,000

- SPACIOUS MATURE TWO BEDROOM SEMI-DETACHED BUNGALOW.
- DRIVEWAY PARKING FOR TWO TO THREE CARS.
- SCOPE TO EXTEND AT REAR (subject to necessary planning permission).
- VACANT - NO FURTHER CHAIN.
- TOP RESIDENTIAL ADDRESS ON WESTERN EDGE OF SHERBORNE.
- ATTACHED SINGLE GARAGE.
- SHORT WALK TO LOCAL CONVENIENCE STORES.
- LARGE LEVEL REAR GARDEN BOASTING A SUNNY WESTERLY ASPECT.
- UPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT WALK TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.

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7 St. Marys Road, Sherborne DT9 6DG

VACANT - NO FURTHER CHAIN. '7 St Marys Road' is a mature, deceptively spacious, double-fronted, semi-detached bungalow situated in a very popular residential address a short walk away from the historic centre of Sherborne and also the mainline railway station making London Waterloo directly in just over two hours. The bungalow enjoys an excellent flow of natural light from large windows and a sunny east-to-west aspect. There is a generous, level rear garden enjoying a westerly aspect and a good degree of privacy. A private driveway provides off road parking for two to three cars leading to an attached single garage. The property is well presented and is heated via mains gas fired radiator central heating and also benefits from uPVC double glazing. The property has scope to extend at the rear plus potential to add more off road parking, subject to the necessary planning permission. There are superb countryside and town centre walks from nearby – ideal as you do not need to put the dogs or the children in the car! It is only a short walk to the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station to London Waterloo. Sherborne has 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 superb restaurant.



Council Tax Band: C







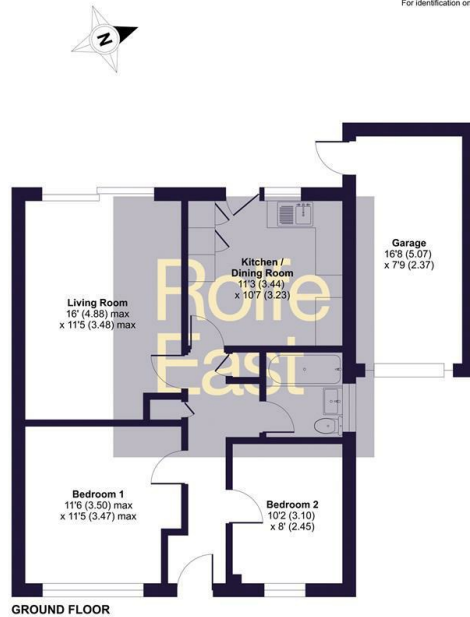
St. Marys Road, Sherborne, DT9

Approximate Area = 649 sq ft / 60.2 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 778 sq ft / 72.1 sq m

For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ricolfe.com 2025. Produced for Rolfe East Sherborne Ltd. REF: 1440044

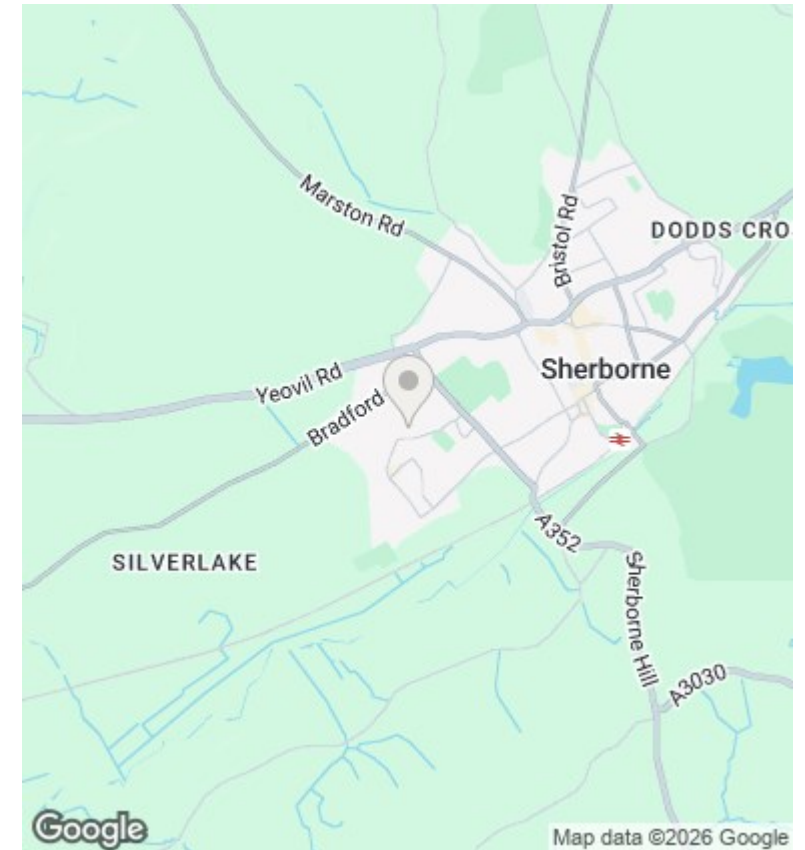
Directions

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		67
(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 