

Rolfe East



Eastfield Gardens, Sherborne, DT9 3DP

Guide Price £135,000

- RARE ONE BEDROOM FREEHOLD TERRACED BUNGALOW.
- ELECTRIC NIGHT STORAGE HEATING (WITH MAINS GAS OPTION) AND DOUBLE GLAZING.
- VACANT - NO FURTHER CHAIN.
- SINGLE CARPORT PARKING AND RESIDENTS DRIVEWAY.
- 'TUCKED AWAY' COURTYARD LOCATION ON POPULAR NO-THROUGH ROAD ADDRESS
- LARGE LAWNED SOUTH-FACING COMMUNAL GARDEN AREA.
- LEVEL WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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5 Eastfield Gardens, Sherborne DT9 3DP

VACANT - NO FURTHER CHAIN! 5 Eastfield Gardens is a lovely, one bedroom, mid-terraced bungalow situated in a choice, 'tucked away' courtyard location on a very popular no-through road off Long Street - a short, level walk to Sherborne town centre and mainline railway station to London Waterloo. This rare, freehold bungalow is one of a selection of six unique bungalows in this development. They all boast the use of a very large, south facing communal lawned garden, partially enclosed by attractive, period red brick walls. This bungalow comes with a single carport accessed via a shared residents driveway area. The bungalow used to have mains gas but the current owner preferred electric night storage heating. So mains gas is still an option to be reconnected to the property. It also boasts powder coated aluminium double glazing. The accommodation enjoys good levels of natural light and comprises sitting room, kitchen breakfast room, inner hall, bedroom and shower room / WC. Please note: There is a management charge for the communal areas. It is a short level walk to the town centre of Sherborne 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. The property is low maintenance, making it appealing for singles or couples looking for dwelling close to Sherborne Town Centre. This property is ready to go with no further chain.



Council Tax Band: B



Double glazed door leads to kitchen breakfast room.

Kitchen Breakfast Room – 11'4 Maximum x 8'3 Maximum

A range of contemporary fitted kitchen units comprising timber effect laminated work surface, inset stainless steel sink bowl and drainer unit, mixer tap over, decorative tiled surrounds, a range of drawers and cupboards under, space and plumbing for wash machine, space for electric oven, space for upright fridge freezer, a range of matching wall mounted cupboards, double glazed window to the front, electric night storage heater, multi-pane glazed door leads from the kitchen breakfast room to the sitting room.

Sitting Room – 14'1 Maximum x 11'4 Maximum

A well-proportioned main reception room with double glazed window to the rear overlooking the pretty walled communal garden, enjoying a sunny southerly aspect, double glazed door to the communal garden, electric night storage heater, TV point, telephone point.

Entrance from kitchen breakfast room leads to inner hall.

Inner Hall – Panelled door leads to large shelved storage cupboard, doors lead off the inner to further rooms.

Bedroom – 14'6 Maximum x 7'9 Maximum

Double glazed window overlooks the communal garden, sunny southerly aspect, electric night storage heater, doors lead to fitted wardrobe.

Shower Room – 7'8 Maximum x 4'8 Maximum

Wet room area with floor drain, electric wall mounted shower with shower rail, pedestal wash basin, low level WC, double glazed

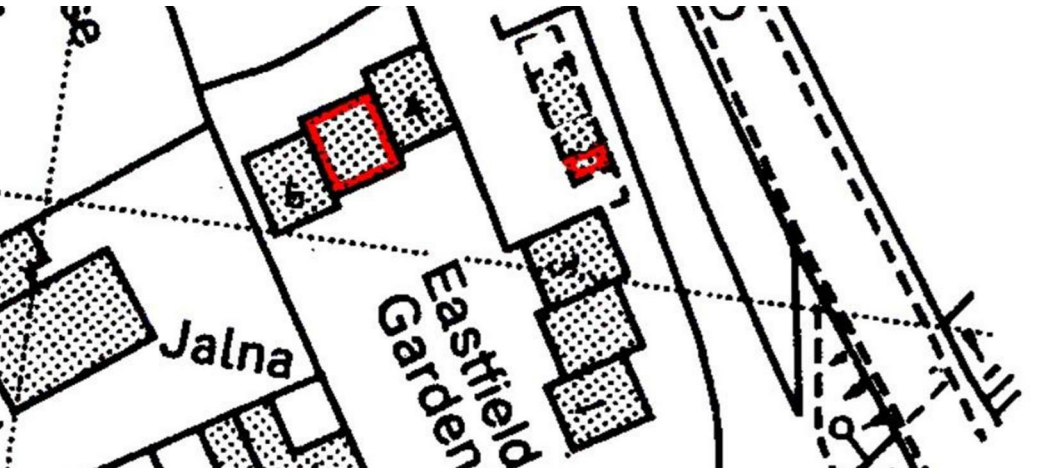
window to the front, heated towel rail, tiled floor, extractor fan.

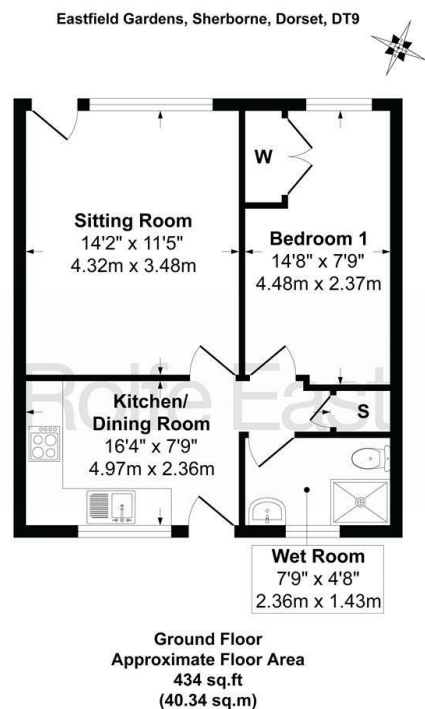
Outside

A communal driveway gives access to parking area. This property comes with one undercover car port parking space. Timber gate from the communal parking area gives access to a large lawned communal garden that is partially enclosed by period red brick walls enjoying a sunny southerly aspect.

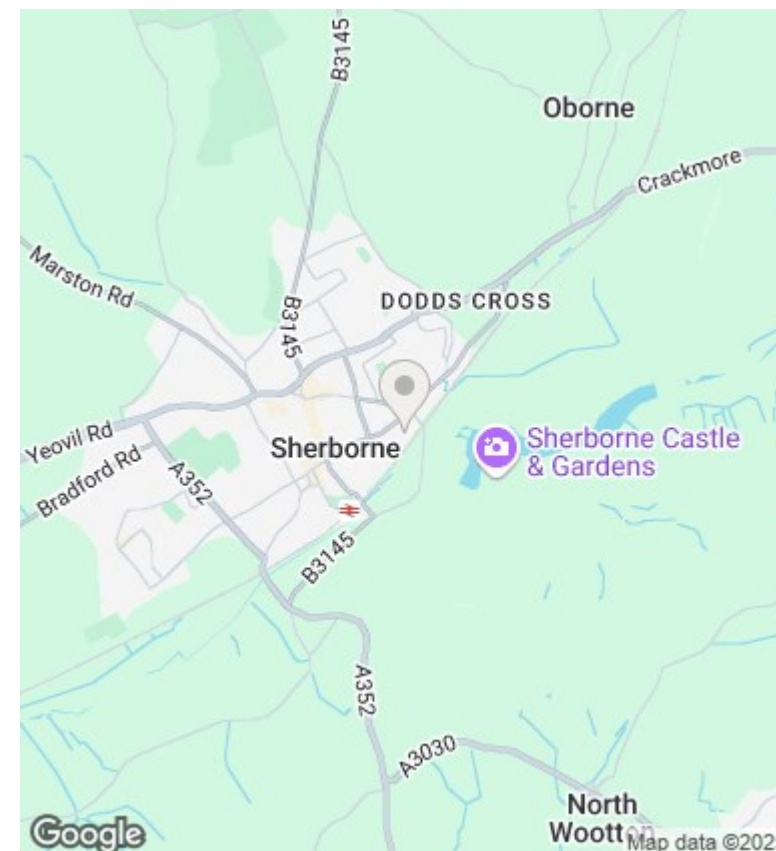
Please note: This property comes with a yearly maintenance charge.







Approximate Gross Internal Floor Area 434 sq. ft / 40.34 sq. m
© 2023 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. While 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) A		94
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC