

# Rolfe East



## Batten Drive, Sherborne, DT9 4GE

Offers In The Region Of £210,000

- SMART FIRST FLOOR APARTMENT - BUILT IN 2022. NO FURTHER CHAIN.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- LONG LEASE - 999 YEARS.
- IDEAL BUY-TO-LET OR FIRST TIME BUY!
- SUPERB SOUTH-FACING VIEWS AT THE FRONT PLUS JULIET BALCONY.
- TWO DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- FLAT COMES WITH ONE ALLOCATED PARKING SPACE.
- CONTEMPORARY OPEN-PLAN LIVING SPACE BOASTING EXCELLENT NATURAL LIGHT.
- COMMUNAL LAWNED GARDEN, BICYCLE STORE AND BIN STORE.
- SHORT WALK TO COUNTRYSIDE, TOWN CENTRE AND RAILWAY STATION TO LONDON.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ  
01935 814 929

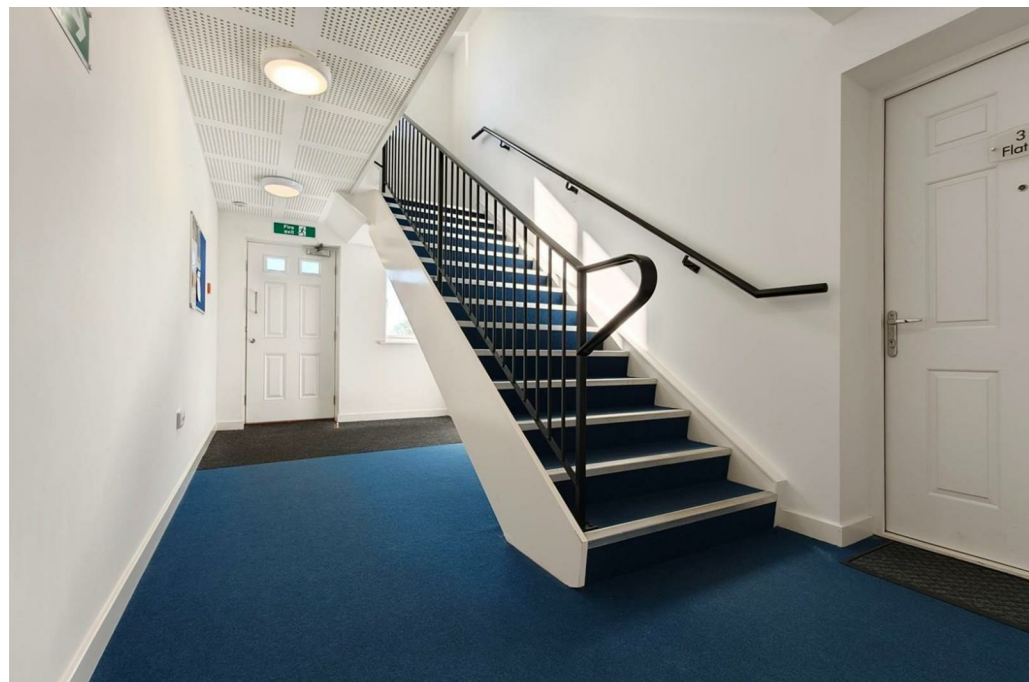
sherborne@rolfe-east.com  
<https://www.rolfe-east.com/>

# 3 Batten Drive, Sherborne DT9 4GE

NO FURTHER CHAIN! IDEAL FIRST-TIME-BUY OR BUY-TO-LET! This smart, first floor apartment was built in 2022 and has the remainder of a ten year NHBC guarantee. It offers a long lease of 999 years. There are stunning views from the front of the property over Sherborne town to countryside beyond. The flat is heated by mains gas fired radiator central heating and also benefits from double glazing. It comes with the use of lawned, communal garden areas, communal bin store and bicycle store and one allocated parking space. The flat is currently rented out to a family who are keen to stay and could be adopted by a new landlord. However, the apartment is open to all types of buyers, including first time buyers or those looking for a pad in the town. The accommodation is light and spacious, benefitting from a sunny southerly aspect at the front. It comprises communal entrance and hallway, communal stairwell, private front door leads to entrance reception hall, open-plan kitchen / sitting room area with Juliet balcony at the front and lovely views, master double bedroom with en-suite shower room, second double bedroom and a family bathroom. This flat is part of a smart new development on the western edge of Sherborne. It is a short walk to Sherborne town centre, the mainline railway station to London Waterloo and nearby countryside. The property is very near the beating heart of this pretty Dorset town. The stunning, historic town centre is a short drive away 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' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.



Council Tax Band: B



Communal entrance front door and stairwell leads to front door. Private front door leads to

**ENTRANCE RECEPTION HALL:** 16'6 maximum x 3'6 maximum. A useful greeting area providing a heart to the home, radiator, telephone entrycom system, moulded picture rail, door leads to shelved hall cupboard space. Doors lead off the entrance hall to the main rooms.

**OPEN PLAN MAIN LIVING AREA:** 23'1 maximum x 10'10 maximum. A contemporary open plan main living area split into two zones.

Sitting room - 13'1 maximum x 10'10 maximum. uPVC double glazed double French door open to Juliet balcony enjoying views across parkland and extensive views beyond enjoying a sunny south easterly aspect, radiator, TV point, telephone point.

Kitchen area - 10'3 maximum x 7'6 maximum. A fitted range of modern kitchen units comprising stainless steel one and a half sink bowl and drainer unit with mixer tap over, laminated worksurface and surrounds, inset electric hob with electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, stainless steel splash back and cooker hood over, a range of matching wall mounted cupboards, integrated fridge and freezer, wall mounted cupboard houses mains gas fired combination boiler, double glazed window to the front enjoying extensive countryside views and a sunny south easterly aspect, timber effect flooring.

**BEDROOM ONE:** 11'9 maximum x 7'11 maximum. A double bedroom, double glazed window to the rear overlooks communal garden area, radiator. Door leads to

**EN-SUITE SHOWER ROOM:** 6'2 maximum x 4'11 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, chrome heated towel rail, extractor fan.

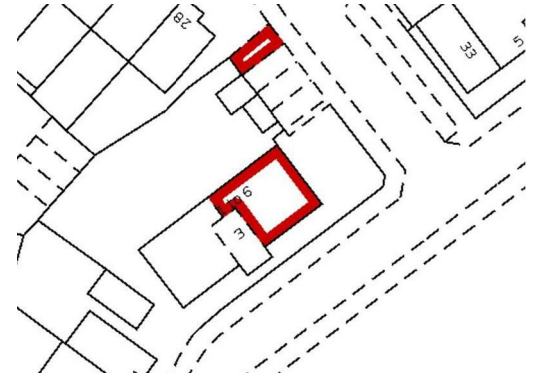
**BEDROOM TWO:** 11'1 maximum x 8' maximum. A second generous double bedroom, UPVC double glazed window to the side, radiator, moulded picture rail.

**FAMILY BATHROOM:** 6'11 maximum x 6'1 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with shower screen over, wall mounted electric shower over, tiling to splash prone areas, heated towel rail, extractor fan, double glazed window to the side.

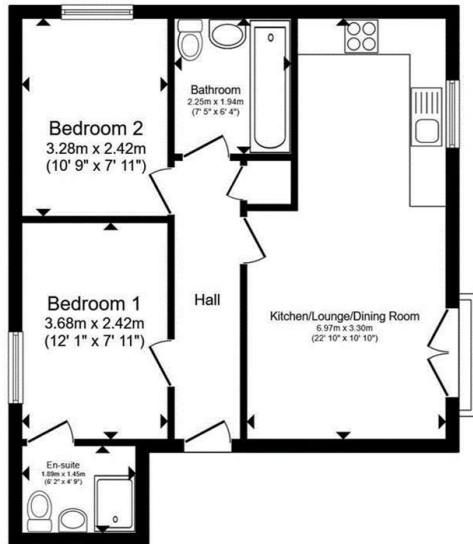
#### **OUTSIDE:**

This property comes with the use of large, lawned, communal garden areas, bin store and bicycle store. The flat comes with one allocated parking space.

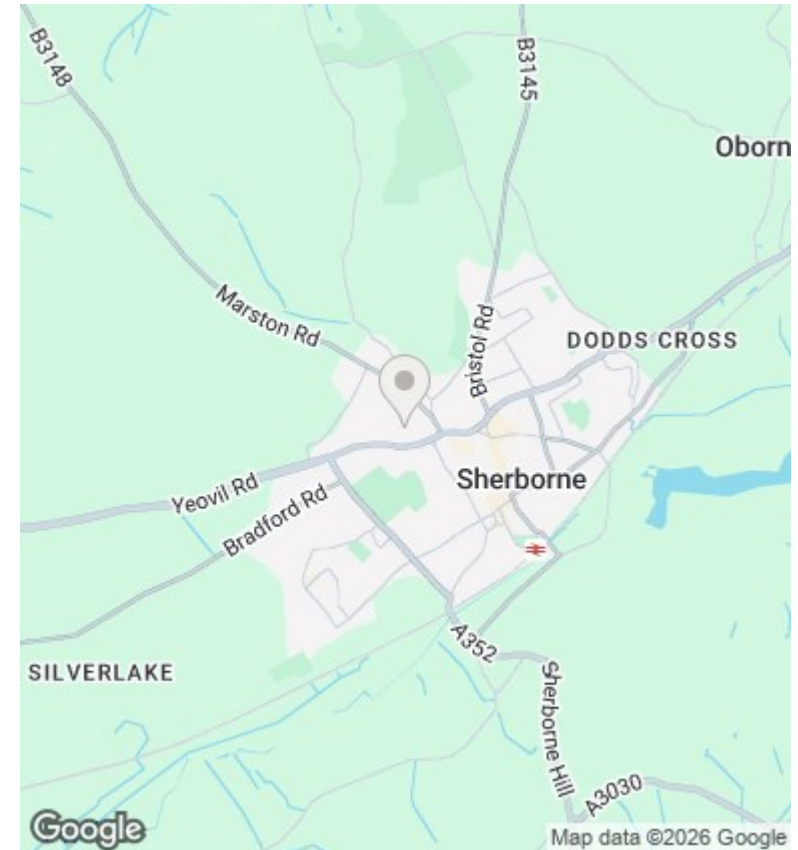




Batten Drive, Sherborne DT9  
 Total floor area:  
 52 Sq meters / 560 sq ft (approx).



For identification only - Not to scale



## 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>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	