Rolfe East







Wheathill Way, Milborne Port, DT9 5HA

Guide Price £135,000

- LARGE GROUND FLOOR GARDEN FLAT (683 SQUARE FEET).
- PRIVATE FRONT DOOR AND FRONT GARDEN GIVING 28' FROM PAVEMENT.
- FLEXIBLE ACCOMMODATION.
- VACANT - NO FURTHER CHAIN.
- TWO DOUBLE BEDROOMS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO COUNTRYSIDE AND EXCELLENT VILLAGE CENTRE AMENITIES.
- LARGE PRIVATE REAR GARDEN (44'x'28') BOASTING A SUNNY SOUTH EASTERLY ASPECT.
- FREE STREET PARKING ON THE LANE IN FRONT OF THE PROPERTY.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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4 Wheathill Way, Milborne Port DT9 5HA

VACANT - NO FURTHER CHAIN. ‘4 Wheathill Way’ is a substantial, ground floor, ex-local authority garden flat (683 square feet) situated on the edge of this popular Somerset village. The property is a short, level walk to the village centre and excellent amenities. It is a short drive to the boutique High Street in nearby Sherborne and mainline railway station to London Waterloo. The property boasts a generous, level rear garden enjoying a sunny south-easterly aspect plus an attached garden store. The flat has been recently redecorated throughout and with the addition of new carpets. It offers mains gas fired radiator central heating and uPVC double glazing. With an excellent flow of natural light, this home must be viewed to be appreciated. The well-arranged, flexible accommodation is on one, ground floor level. It comprises entrance reception hall, sitting room, open-plan kitchen / breakfast room, dining room / double bedroom one, double bedroom two and family bathroom. The property is very near the beating heart of this pretty village on the Somerset / Dorset borders. It is a very short walk to nearby countryside and to the pretty village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, brand new Co-op supermarket and more. It is a very short drive to the historic town centre of Sherborne with its superb boutique high street on the doorstep 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 drive 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.

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Council Tax Band: A





Front gate gives access to front pathway leading to private storm porch with outside light. uPVC double glazed front door, private front door leads to

ENTRANCE RECEPTION HALL: 17'10 maximum x 5'5 maximum. A generous greeting area providing a heart to the home. Radiator, telephone point, doors lead off the entrance hall to the main rooms.

SITTING ROOM / DINING ROOM: 17'1 maximum x 11'11 maximum. A generous main reception room, large uPVC double glazed bay window to the front. Radiator.

KITCHEN / BREAKFAST ROOM: 12'4 maximum x 10'5 maximum. A range of contemporary kitchen units comprising granite effect laminated work surface, tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, space for washing machine, space for fridge, space for oven with cooker hood extractor fan over, radiator, a range of matching wall mounted cupboards, uPVC double glazed window to the rear overlooks the rear garden and enjoys a sunny south-easterly aspect, Double glazed door to the rear.

BEDROOM ONE: 13'10 maximum x 10'8 maximum. A generous double bedroom that could double as a dining room / second reception room. uPVC double glazed window to the front. Radiator.

BEDROOM TWO: 11'8 maximum x 8'11 maximum. A second double bedroom, uPVC double glazed window to the rear overlooks the rear garden, boasting a sunny south easterly aspect, radiator. Door leads to fitted wardrobe cupboard space.

FAMILY BATHROOM: 5'9 maximum x 6'4 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen, wall mounted mains shower tap arrangement over, shower rail. shower boarded surrounds, uPVC double glazed window to the rear, extractor fan, radiator.

OUTSIDE: At the front of the property there is a large lawned garden. Front gate gives pathway access to a private storm porch and private front door, outside light.
The front garden gives a depth of approximately 28' from the pavement. The MAIN GARDEN is situated at the rear of the property and measures 44' in depth maximum by 28' in width maximum. This level rear garden is laid mainly to lawn and boasts a recently laid timber deck patio seating area, outside lighting, variety of flower beds and borders, mature pear tree. It is enclosed by chain link fencing and enjoys a sunny south easterly aspect.

Please note: There is shared side access to the garden and free unrestricted parking on the lane in front of the flat.









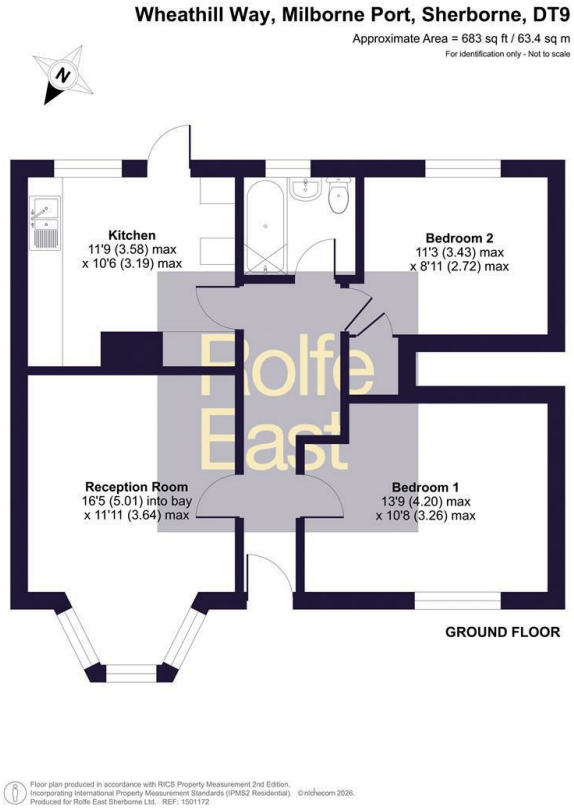














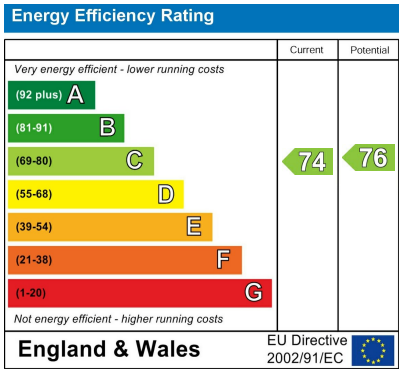
Directions

Viewings

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

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