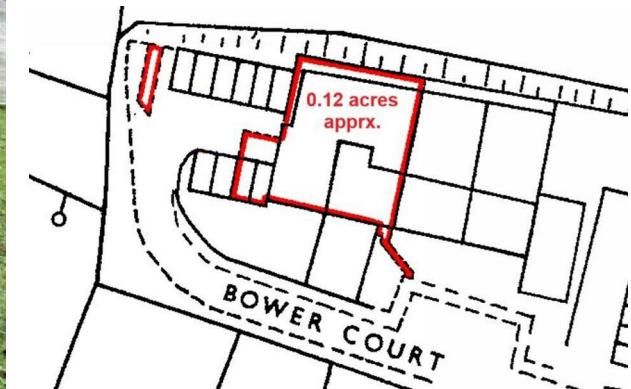


Rolfe East



Bower Court, Yetminster, DT9 6NS

Guide Price £375,000

- DECEPTIVELY SPACIOUS HOUSE WITH THREE DOUBLE BEDROOMS (1832 square feet).
- EXCELLENT 'TUCKED AWAY' VILLAGE ADDRESS.
- DOUBLE GARAGE PLUS RESIDENTS PARKING AREA.
- EXCELLENT AMENITIES INCLUDING PUB, SHOP, PRIMARY SCHOOL, CAFE AND MORE.
- OIL FIRED RADIATOR CENTRAL HEATING AND UPVC DOUBLE GLAZING.
- SUPERB DORSET VILLAGE - SHORT WALK TO PRETTY VILLAGE CENTRE
- VACANT - NO FURTHER CHAIN.
- SURPRISINGLY LARGE GARDEN AND PLOT EXTENDING TO 0.12 ACRES APPROXIMATELY.
- 28'11 SITTING ROOM, CONSERVATORY, KITCHEN / BREAKFAST ROOM, UTILITY ROOM.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

12 Bower Court, Yetminster DT9 6NS

WITH DOUBLE GARAGE. NO FURTHER CHAIN '12 Bower Court' is a deceptively spacious modern corner house situated in a tucked away spot close to the centre of Yetminster, a popular Dorset village. From here it is a short walk to the village pub, the church, the health centre, the shop and primary school as well as the railway station. The property stands in a generous plot extending to 0.12 acres approximately with a large rear and side garden enjoying a sunny aspect – ideal for keen gardeners, families or dogs! A side door leads from the garden to a double garage and offroad parking. The property benefits from uPVC double glazing throughout, an open fireplace and oil-fired central heating. There are excellent levels of natural light from large windows. The accommodation is arranged over two floors. It comprises a welcoming entrance reception hall, a large sitting room, a kitchen / breakfast room, conservatory, utility room and ground floor WC / cloakroom. On the first floor there is a spacious landing area, a good sized master bedroom with en-suite bathroom, two further double bedrooms and a family bathroom. There is a useful attic with retractable ladder for easy access. Yetminster has good communications with a railway line that goes south to Weymouth and the Jurassic coast and north to Bristol Temple Meads. A mainline station at Sherborne takes you to London Waterloo in just over two hours while the A303 links to the M3, M5 and M25. A short drive away is the historic Abbey town of Sherborne with its boutique high street, culture, markets and cafés and excellent public and privately funded schools.



Council Tax Band: E



Benefitting from unrestricted parking at the front of the property, a paved pathway leads to the front door.

ENTRANCE RECEPTION HALL: 19' x 7' A staircase rises to the first floor, under which is storage space and a radiator. Doors lead off to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 28'11 x 14'1 A generous main reception room with double glazed sliding doors opening on to the rear garden, while another glazed door leads to the conservatory. There is a stone built open fireplace, a paved hearth, two radiators, moulded skirting boards and architraves and a TV point.

CONSERVATORY: 11'1 x 7'11 Enjoying a sunny, westerly aspect with power points and a glazed door into the rear garden.

KITCHEN/BREAKFAST ROOM: 14'10 x 9'5 Another good sized room with a range of fitted kitchen units comprising laminated worksurface, with decorative tiled surrounds, inset one and a half sink bowl and drainer unit with mixer tap over, space and plumbing for dishwasher, an Everhot range oven with wall mounted cooker hood extractor fan, peninsula unit, radiator, wall mounted cupboards and glazed display cabinets. A door leads from the kitchen breakfast room to the

UTILITY ROOM: 11'8 x 5'7 Stainless steel sink bowl and drainer unit, tiled surrounds, fitted cupboards under, wall mounted cupboards above. Space and plumbing for a washing machine, space for upright fridge freezer, radiator, floor standing oil-fired central heating boiler, window, a half glazed door and window leads to the rear garden.

CLOAKROOM / WC: 5'7 x 3'4 Fitted low level WC, wall mounted

wash basin, tiled splashback, radiator, extractor fan.

Staircase (currently fitted with stair lift) rises from the entrance reception hall to the

FIRST FLOOR LANDING: 12'3 x 10'2 A generous landing area, moulded skirting boards and architraves, ceiling hatch and retractable ladder giving access to the loft. Door to airing cupboard with slatted shelves and housing a lagged hot water cylinder and immersion heater. Further doors lead to:

BEDROOM ONE: 14'10 x 10'10 A generous master bedroom with window to the rear overlooking the garden and enjoying far reaching countryside views, double doors enclose a fitted wardrobe, radiator, t.v. point and en-suite bathroom.

ENSUITE BATHROOM: 9'6 x 7'6 A white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, tiled splash prone area, shaver point and light, heated towel rail, extractor fan, radiator, window to the side.

BEDROOM TWO: 14'9 x 9'6 A second generous double bedroom with a fitted double wardrobe and radiator.

BEDROOM THREE: 11'9 x 9' A third double bedroom with radiator and fitted wardrobe.

All bedrooms have moulded skirting boards and architraves and windows overlooking the garden and beyond.

FAMILY BATHROOM: 9'9 x 6'11 A fitted suite comprising low level WC, pedestal wash basin, panel bath, separate glazed corner shower cubicle with wall mounted electric shower over, tiled

splash prone area, window to the front, radiator, shaver light and point.

OUTSIDE

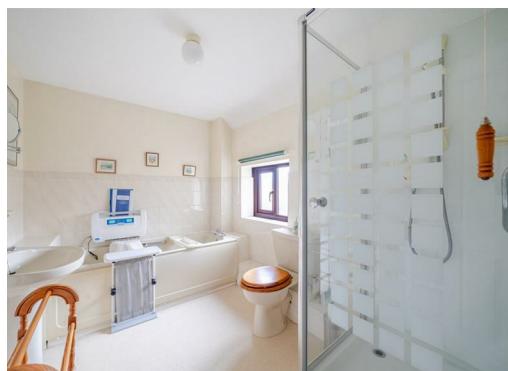
The garden is at the rear and side of the property. It is a large level plot laid mainly to lawn, with a paved patio seating area, outside lighting, outside tap, rain water harvesting butts, a variety of well stocked flowerbeds and borders enjoying some mature plants and shrubs. The garden is enclosed by timber panel fencing. The oil tank stands adjacent to the double garage and is accessible via a garden door. A personal door at the side of the property gives direct access to the double garage.

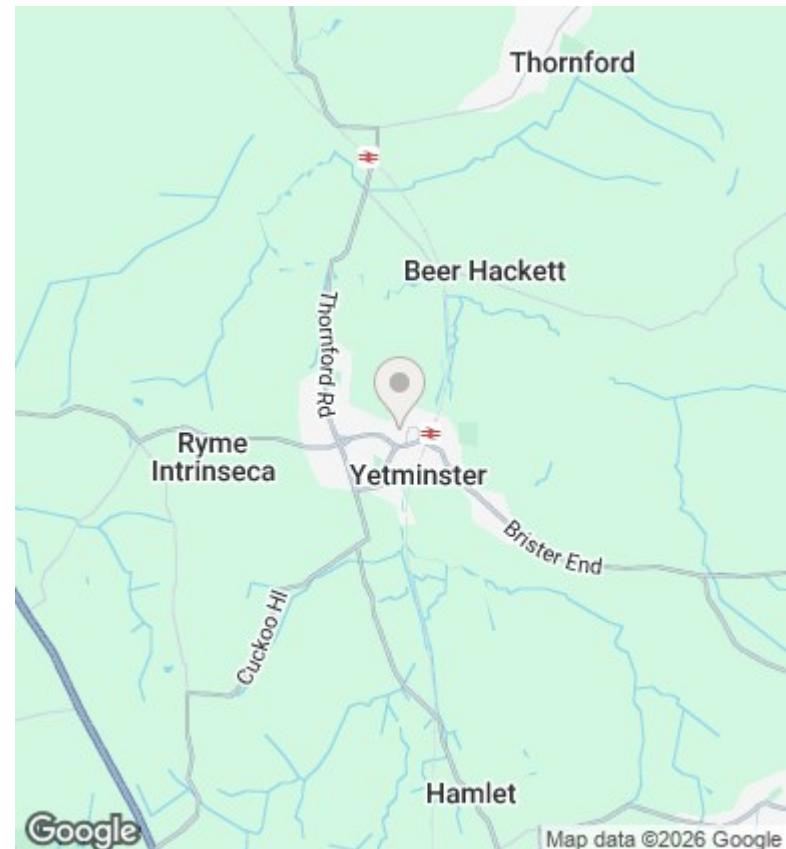
DOUBLE GARAGE: 17'7 x 17'7 Two metal up-and-over garage doors, light and power connected, personal door to the side, rafter storage above.

The property also comes with its own designated off road parking space at the rear.

PLEASE NOTE: None of the fixtures and fittings or electrical items or white goods have been tested. Free standing white goods and more are available by separate negotiation.







Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	62
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC