

2 Bed Terraced In Bower Court Yetminster, Sherborne, DT9 6NS £225,000





SHORT DESCRIPTION

Property Ref: 14942 Introduction A 2 bedroom mid-terrace home located in a quiet courtyard location. Designed for easy upkeep, this charming property is ideal as a holiday retreat or for anyone seeking a friendly neighborhood. The home comes with a feature fireplace and wood burner. Description Located in Dorset, the village of Yetminster is a civil parish approximately 3.5 miles southwest of Sherborne. This picturesque village, built primarily from warm honey-toned limestone, sits along the River Wriggle. With no major roads running through, the area sees minimal through traffic. Yetminster benefits from its own train station near the centre and offers a range of local amenities, including a convenience store, a pub, a GP surgery with a health centre, and a sports/social club featuring playing fields and a tennis court. Entrance Hall Accessed via the front door. Cloakroom Includes a front-facing double glazed window, WC, and a washbasin. Lounge (20'11" x 11'2" / 6.38m x 3.41m) Has both front and rear double glazed windows, a fireplace and two radiators. Kitchen (10'11" x 8'1" / 3.34m x 2.46m) With a rear-facing double glazed window and a door to the hall, this fitted kitchen includes wall and base units, worktops, tiling, a 1.5 bowl sink with drainer, plumbing for a dishwasher, space for a fridge/freezer, and a radiator. Landing Reached via stairs from the hall, with a cupboard, radiator, and access to a loft via ladder. Bedroom One (16'0" x 10'2" / 4.87m x 3.10m) Front-facing double glazed window and a radiator. Bedroom Two (11'5" x 10'2" / 3.47m x 3.10m) Also rear-facing double glazed window and a radiator. Bathroom (8'6" x 6'11" / 2.59m x 2.10m) Includes a rear-facing double glazed window, bath with mixer taps, tiling, WC, towel rail, and a shower enclosure with electric shower. Front Garden A pathway leads to the front door, surrounded by planted areas. Parking Resident parking is available along with a private garage located in a separate block. Property Type: Terraced Full selling price: £225000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: C EPC rating: D Outside Space: Front Garden Parking: Garage Heating Type: Electric Heating Chain Sale or Chain Free:Chain Free Possession of the property: N/A -----

2

Bed Room(s)

2

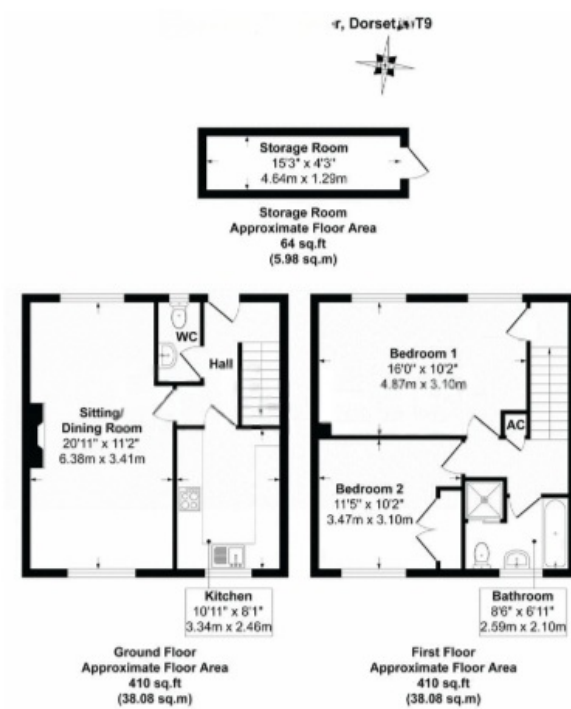
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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