

for sale

offers in excess of **£150,000**



## Old Tannery Way Milborne Port SHERBORNE DT9 5GA

A two bedroom upper floor apartment with open plan living space, two bedrooms with an ensuite to the main bedroom and a bathroom. This is a property not to be missed with an allocated parking space.



# Old Tannery Way Milborne Port SHERBORNE DT9 5GA

## Entrance Hall

Wooden door into the hall, double glazed window to the rear, radiator, storage cupboard, intercom and telephone point and a cupboard housing the electric meter and consumer unit.

## Open Plan Living Space

Double glazed triple aspect windows including two to the front, four to the side and two to the rear, television aerial socket, telephone point and a radiator.

## Kitchen Area

Fitted kitchen with wall and base units, integrated electric oven and gas hob, space for a fridge/freezer, cupboard housing the wall mounted gas central heating boiler, stainless steel sink and drainer and an integrated washing machine.



## Bedroom One

Double glazed window to the front, television aerial socket, telephone point and a radiator.

## Ensuite

Shower cubicle, WC, wash hand basin, shaver point, extractor fan and a radiator.

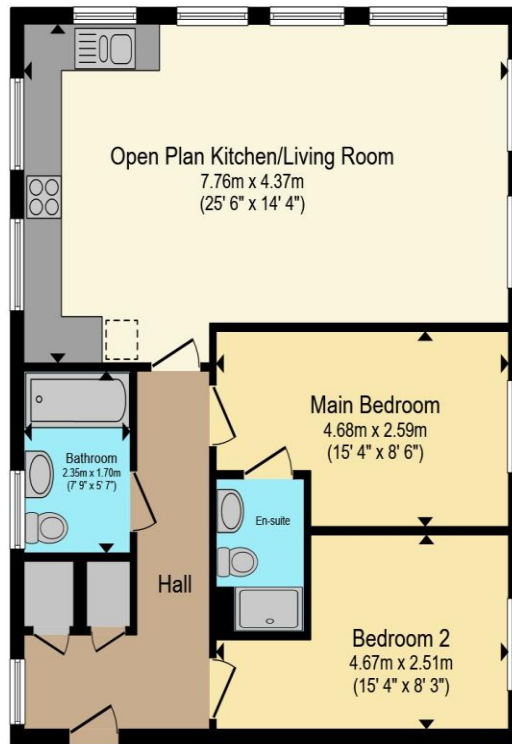
## Bedroom Two

Double glazed window to the front and a radiator.

## Parking

Allocated parking space.





**Floor Plan**

Total floor area 70.3 m<sup>2</sup> (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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 SHERBORNE DT9 3BJ

Property Ref: SHR306327 - 0004

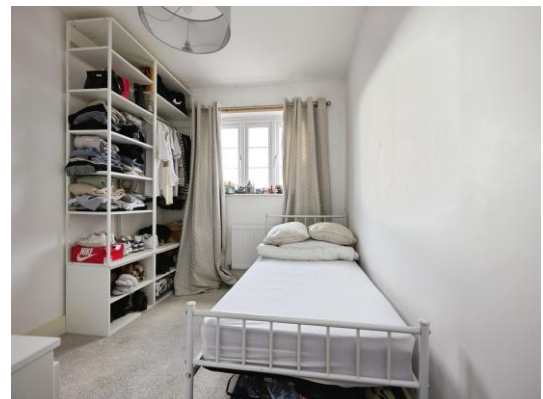
Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2039.16

Ground Rent: 203.82

**view this property online**  
**connells.co.uk/Property/SHR306327**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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