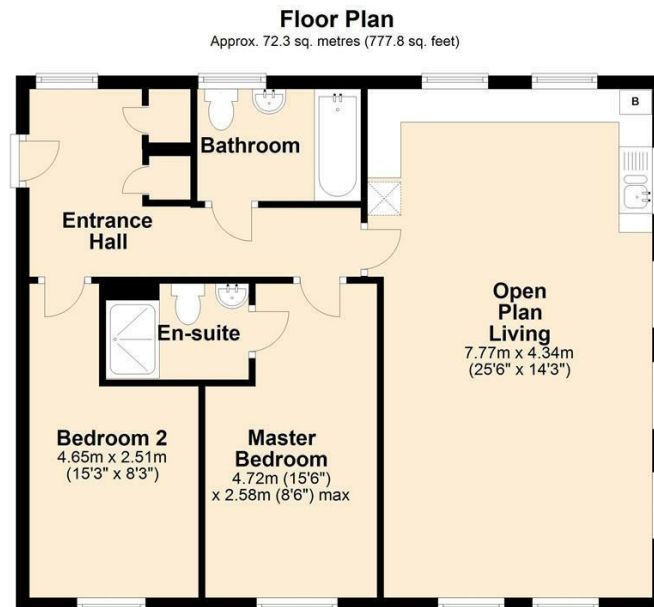




Total area: approx. 72.3 sq. metres (777.8 sq. feet)



Old Tannery Way Milborne Port

Asking Price
£165,000

A fantastic opportunity to purchase this beautifully presented two double bedroom third-floor apartment, ideally situated just a short walk from the village centre and local amenities. Offered with no onward chain, this purpose-built home was constructed by Bellway Homes in 2010 to a high standard and offers approximately 778 sq ft (72 sq m) of bright and well-proportioned accommodation.

The apartment features stylish and contemporary interiors, with gas-fired central heating via radiators and uPVC double glazing throughout. An allocated parking space is also included for added convenience.

The layout and finish of the property make it an ideal choice for a wide range of buyers, whether you're taking your first step on the property ladder, looking to downsize, seeking a solid investment opportunity, or in need of a low-maintenance UK base.

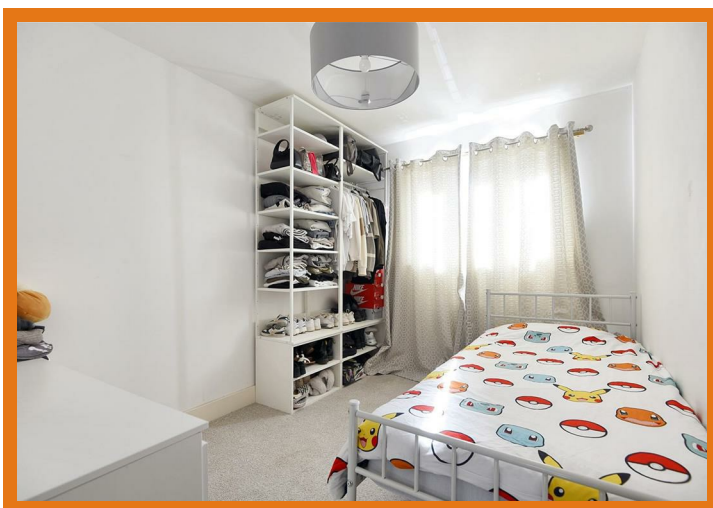
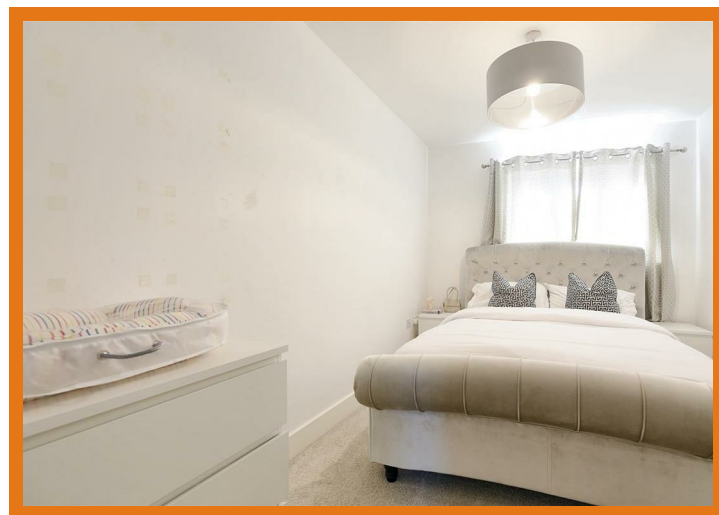
Located in the sought-after Somerset village of Milborne Port, the apartment is well placed for day-to-day living with a range of facilities close at hand, including a doctor's surgery and a primary school. Just three miles away is the charming town of Sherborne, which offers further amenities and a mainline railway station with direct links to London and beyond.

Early viewing is highly recommended to fully appreciate the size, style, and excellent location of this superb home.

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



The Property

Accommodation

Inside

The apartment is located on the top floor of the complex. Upon entering there are doors to the two bedrooms, living room, family bathroom and two generously sized storage cupboards. The living room is the heart of the apartment, offering space for a comfortable sitting room and dining table. The living room also benefits from multiple windows, flooding the room with plenty of light. The kitchen is fitted with modern units and has a good amount of eye and floor level storage, as well as plenty of work top space. There is a gas hob, cooker, extractor fan and integrated appliances.

The two bedrooms are good sized doubles. The principle benefits from an en-suite which has a shower,

pedestal wash hand basin and a low level WC.

The family bathroom is a good size and conveniently offers a bath, pedestal wash hand basin and a low level WC. There are also two very generously sized storage cupboards situated in the entrance hall.

Outside

Parking

There is an allocated parking space with the property located to the right hand side of the building.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
UPVC Double Glazing
Gas Fired Central Heating
Lease125
year lease from 2010.
Service Charge£142 PCM
Ground Rent.....£200 PA

Directions

On arriving in the village of Milborne Port - just before the garage, turn right onto Rosemary Street. Proceed along, around a tight left bend and past a junction to your right. From Paddock Walk turn right into West Hill. Then left into Old Tannery Way. The property will be found a short distance on the right hand side.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.