



Castletown Way Sherborne

Per Month
£1,100 Per Month

Charming Two-Bedroom Cottage-Style Home in Sought-After Sherborne

Nestled away from the road in a peaceful position, this delightful two-bedroom mid-terrace home offers a wonderful blend of character, comfort, and practicality in the heart of Sherborne.

The property is approached via a generous front garden, creating an attractive first impression, while the beautifully maintained cottage-style rear garden provides a private and idyllic space to relax or entertain.

Further benefits include a single garage and off-road parking, offering convenience and additional storage.

Inside, the accommodation comprises a fitted kitchen, a spacious lounge/dining room, two well-proportioned bedrooms, and a family bathroom.

Ideally located within easy reach of Sherborne's charming town centre, local amenities, and transport links, this lovely home is perfect for those seeking a peaceful lifestyle in a highly desirable setting.

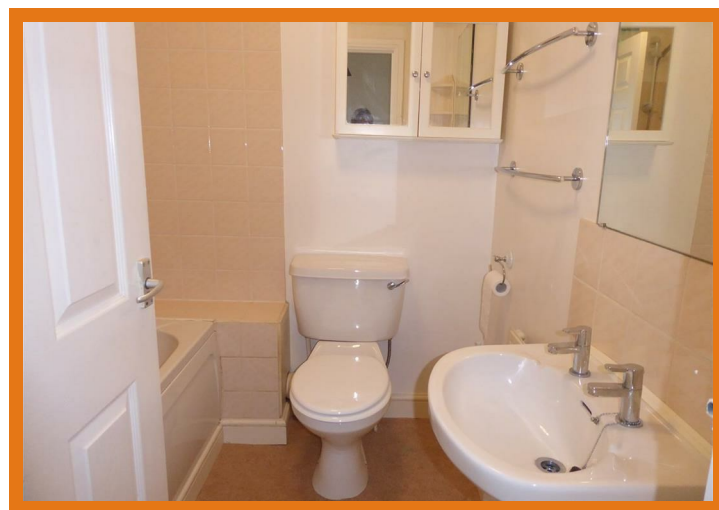
Available Mid July
Sorry Non Smokers,
Children welcome
EPC Rating Band 'C'
Council Tax Band 'C'
Deposit Required £1,265.00
Subject to Referencing, 1 weeks (£250.00) holding deposit will be required.
www.mortonnew.co.uk

Landlord has the right to refuse.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Hall

Entrance hall with doors to the kitchen and lounge and stairs to first floor
Radiator and carpet

Kitchen

With window over looking the front garden, Fitted kitchen wall and floor units with drawers and single stainless sink with mixer tap. Gas hob, electric oven. plumbing for washing machine Space for a free standing fridge/freezer. Vinyl flooring.

Lounge/diner

Decorated last year, good size lounge with room for dining! Patio doors look out to the rear private garden. Radiator, carpet

Bedroom 1

Decorated last year, double size bedroom with window to the rear of the property looking over the garden, radiator, carpet

Bedroom 2

Good size second bedroom over looking the front of the property with fitted carpet and radiator. Built in cupboard

Bathroom

White bathroom suite with electric shower over the bath, Fitted bathroom cabinet, vinyl flooring
Radiator

Garden

The garden path leads to the front of the house with a tidy stone/gravel border one side and grass and mature shrubs to the other side. The rear garden is encased by some mature plants, shrubs and fencing. There is grass to the back garden with stepping stones , which leads down to the rear access. Garage at the property can be found to the right of the house adjoining the neighbours garage and parking is in front of the garage. The garden must be maintained to a high standard and banks must be kept low.

Directions

From the Sturminster office, turn left and go over the bridge and at the traffic lights turn right to Sherborne. On approaching Sherborne turn off right towards Sherborne castle and follow the road to the end. At the junction turn right and follow the road for a little bit and take the 1st left and follow the road into Castletown Way. The property can be found on the left hand side. On a slightly elevated position up a drive. The house is the 2nd one along the path.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.