



Flat 1, The old Mermaid

South Street, Sherborne, Dorset DT9 3NG

www.gpweston.co.uk



A superb opportunity to acquire this fabulous two bedroom, first floor apartment in the heart of Sherborne. Benefiting from high ceilings, sash windows and ample natural light. Flat 1 would make an ideal pied a terre, rental investment or first time buy.

- Entrance Hall
- Reception Room
- Kitchen
- Two Bedrooms
- Bathroom
- High Ceilings
- First Floor
- Town center location
- Vacant Possession
- No Further Chain
- Well Presented



Price :- £179,950

Leasehold:- approx 160 years remaining

Ground rent:- Peppercorn

Service charge:- approx £1500 p.a.

THE PROPERTY

Flat 1 is situated on the first floor of a handsome period building in the hugely sought after historic town of Sherborne. The apartment is well appointment and presented in good condition, neutrally decorated with flexible accommodation and an incredibly spacious master bedroom.



ACCOMMODATION

The apartment is entered via the entrance hall which houses the hot water cylinder and immersion heater.

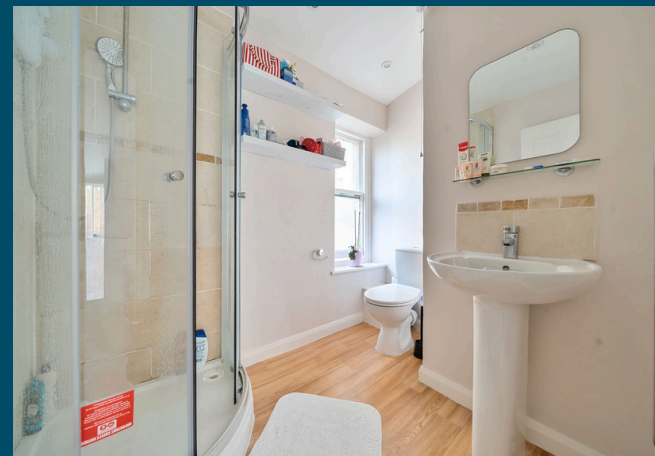
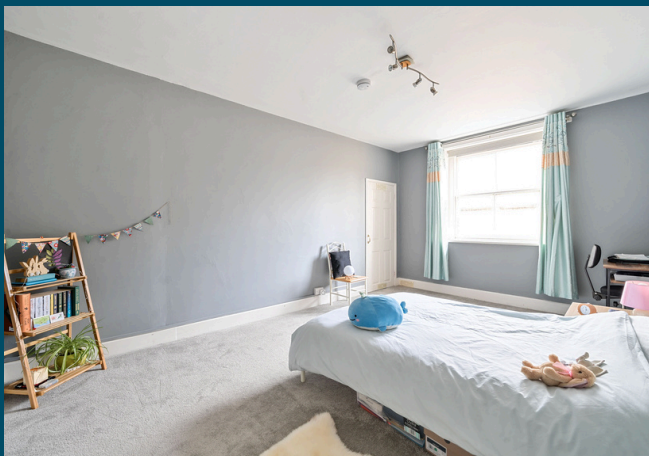
The entrance hall leads directly into the sitting room, which is peacefully located in the center of the property, enjoying high ceilings and a quiet aspect to the side of the building.

The fully fitted and well appointed kitchen is conveniently off the sitting room with modern appliances and units.

The modern shower room consists of a white suite and practical laminate flooring.

The second bedroom allows room for a double bed and is currently used for storage.

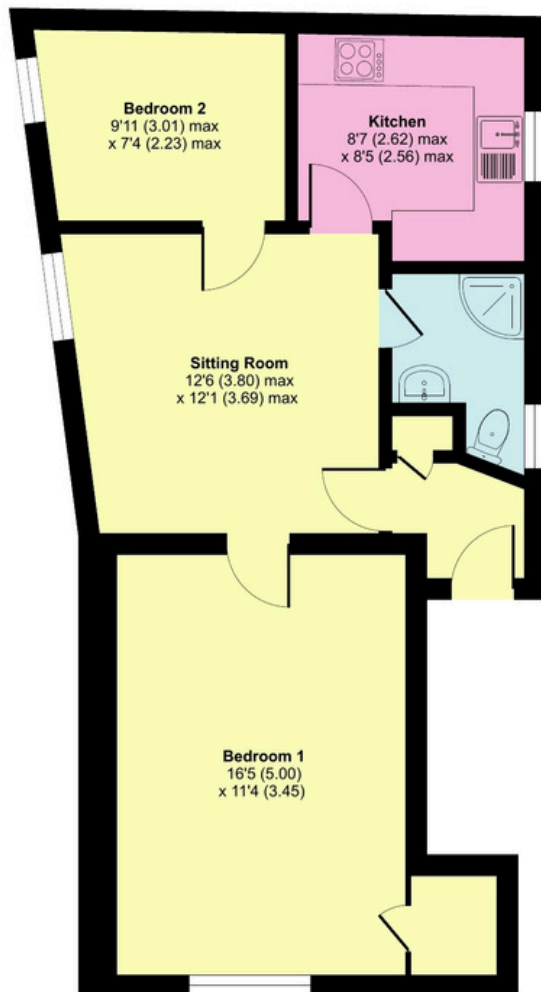
The master bedroom is extremely spacious with an inbuilt cupboard, high ceilings and a sash window to the front of the property.



The Old Mermaid, South Street, Sherborne, DT9

Approximate Area = 566 sq ft / 52.5 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for GP Weston Ltd. REF: 1219749

SITUATION

Sherborne is a thriving, culturally rich, market town, with an abundance of amenities and stunning architecture. The apartment is moments from the train station which operates the Exeter to London main line (Waterloo Station can be reached directly in just over two hours). Sainsbury's is a few minutes walk away and Waitrose is also within the town. Cheap Street is packed with a mixture of both independent and more corporate shops with a plethora of restaurants and pubs to dine and drink in. It is home to the recently opened Sherborne House and notable landmarks such as Sherborne Abbey, the Alms House and The Old Castle. World renowned boarding schools are within the town and a vast selection of primary schools are on offer too. There are ample sports clubs on hand, golf, tennis, rugby, cricket to name but a few.

SERVICES Mains water & drainage. Electricity.

LOCAL AUTHORITY Dorset District Council - Council Tax Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

what3words: eased.audit.ditching

Approaching from Half Moon Street with the Abbey on your left, take the first right onto South Street and The Old Mermaid can be found after 100m or so on your right.

VIEWINGS BY APPOINTMENT Contact Jessica 07875 355382 or James 07525 008650

IMPORTANT NOTICE: GP Weston gives notice that all text photographs and plans on this brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representation of facts; It should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any presentations or warranties in relation to this property whatsoever; potential purchases must satisfy themselves as to the correctness of all details by inspection or otherwise.