



43

Prankerds Road, Milborne Port, Sherborne, Somerset

# 43

Prankerds Road  
Milborne Port  
Sherborne  
Somerset DT9 5BX

A well presented two bedroom semi detached bungalow situated in a quiet close within the highly sought-after village of Milborne Port. The property benefits from generous off-road parking, a detached garage, and attractive gardens to both the front and rear. Internally, the bungalow offers a spacious open-plan sitting room and kitchen.



- Open plan accommodation
  - Two bedrooms
  - Detached garage
  - Off street parking
  - No onward chain
- Sought after village location



Guide Price **£240,000**

Freehold

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## THE DWELLING

A well presented semi detached single storey residence, situated in a sought-after location within Milborne Port, offering two bedrooms and spacious open-plan living accommodation.

## ACCOMMODATION

The property is entered via a spacious entrance hall, which provides access to all principal rooms. The living accommodation is positioned to the left-hand side of the property, whilst the two bedrooms and family bathroom are located to the right and accessed from the hallway.

The kitchen/dining room forms the heart of the home, offering an attractive open-plan living space. The kitchen is well-equipped with a range of fitted cabinetry and work surfaces to cater for everyday culinary needs, together with a dishwasher renewed in 2023 and an oven replaced in 2024. The kitchen flooring has also been renewed, while the dining area benefits from recently replaced carpeting. An opening leads seamlessly into the sitting room, creating a light and sociable living environment, with patio doors providing direct access to the rear garden and allowing an abundance of natural light to flow throughout the space.

Both bedrooms are well-proportioned and enjoy views over the front aspect. The accommodation is complemented by a bathroom conveniently positioned off the hallway. For added peace of mind, smoke and carbon monoxide detectors were fitted in 2023.

## GARDEN

To the rear of the property is an enclosed garden with a patio area abutting the dining room. Steps from the patio take you up to an area of laid to lawn which is bordered by flower beds containing mature shrubs and bushes. The garden is enclosed by a wooden fence with a gate providing pedestrian access to the front of the property.

To the front of the property is an area primarily laid to lawn enclosed by shrubs and bushes and a drive way providing parking for multiple cars. A particular feature of the property is its generously detached garage with an up and over door, light, power and a pedestrian door leading to the rear garden.

## SITUATION

Located in the heart of Milborne Port on a quiet no-through road, this charming setting combines convenience with tranquillity. The village offers an excellent range of local amenities, including Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce market, Co-op store, doctors' surgery, pharmacy, and hairdresser. The highly regarded fine dining restaurant, The Clockspire, is also just a short stroll away.

Milborne Port lies only a short drive from the historic town of Sherborne, which provides a further selection of shops, boutiques, cafés, and a Waitrose supermarket. The larger towns of Yeovil (approximately 5.5 miles) and Dorchester (around 18 miles) are also within easy reach. Sherborne benefits from a mainline railway station offering a regular service to London Waterloo, while nearby

Castle Cary provides fast trains to London Paddington.

The village is served by a well-regarded primary school, with further excellent educational options available in Sherborne. Secondary education is provided by The Gryphon School, and there are several highly respected independent schools in the area, including the Sherborne Schools, Leweston, Hazlegrove, and the Bruton Schools.

## MATERIAL INFORMATION

Mains electric, water, gas and drainage.  
Gas central heating.

Broadband - Ultrafast broadband is available.  
Mobile phone network coverage available at the property, for further information please see Ofcom.  
Somerset Council  
Council Tax Band: C

Property photos taken in 2022.

## DIRECTIONS

What3words - ///ripen.pranced.nipping

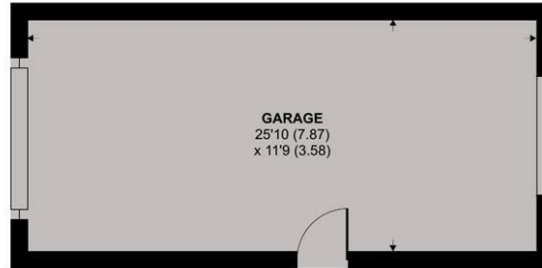




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Approximate Area = 663 sq ft / 61.5 sq m  
Garage = 304 sq ft / 28.2 sq m  
Total = 967 sq ft / 89.8 sq m  
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	70	
(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	



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Symonds & Sampson. REF: 893036



Sherb/JM/0626



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