



Mustard Pot

5 Rosemary Street, Milborne Port, Sherborne

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DT9 5AR

A well presented one bedroom ground floor flat conveniently situated in the heart of Milborne Port, offering comfortable accommodation throughout and further benefiting from off-street parking and a garden.

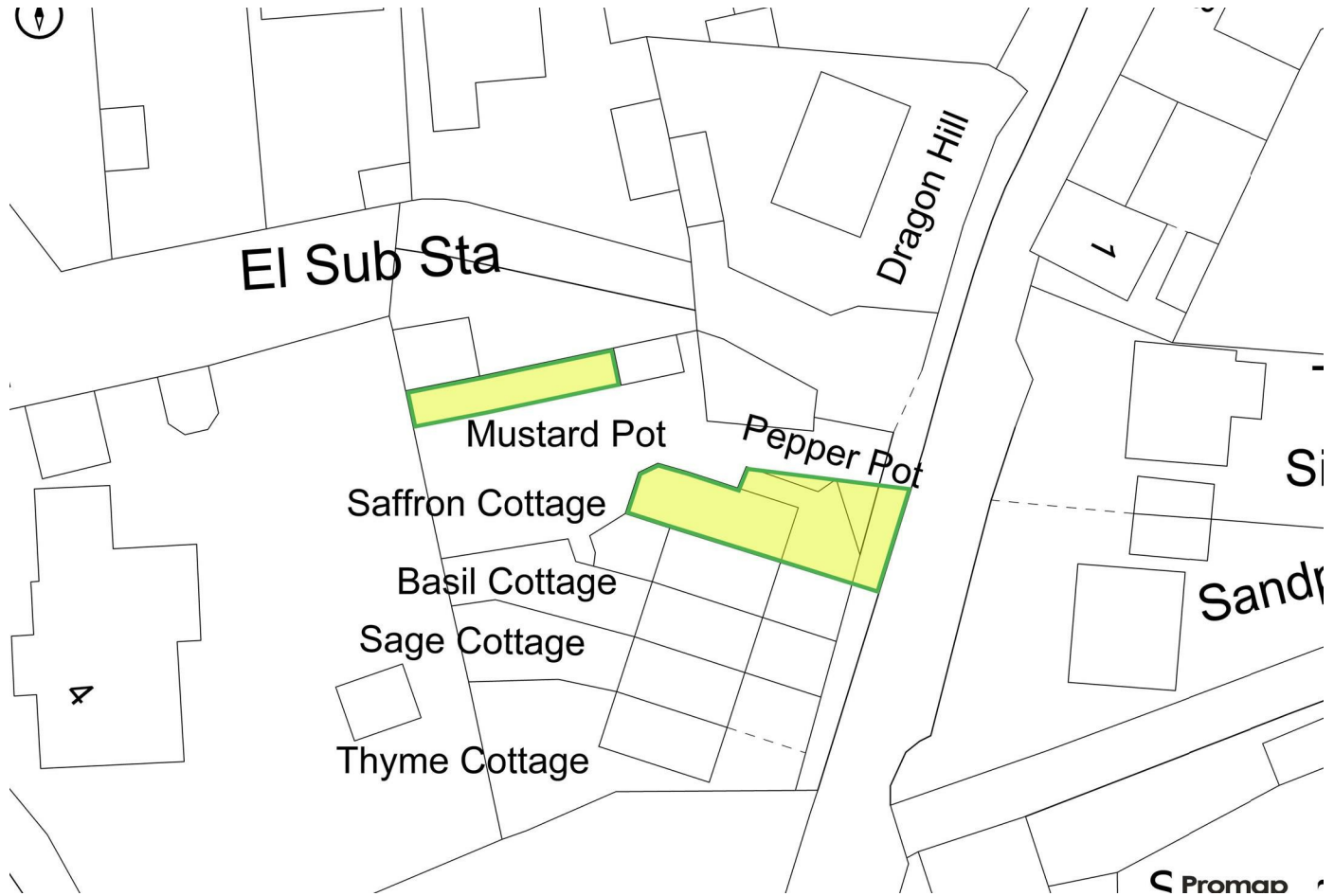


- Ground floor one bedroom apartment
- Well presented accommodation throughout
 - Sought after village location
 - Front garden
 - Off street parking

Guide Price **£140,000**

Leasehold

Sherborne Sales
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DWELLING

A well-presented one-bedroom ground floor flat offering comfortable accommodation throughout, further benefiting from a private front garden and off-road parking.

ACCOMMODATION

The living area is generously proportioned, providing ample space for both seating and dining furniture. Leading off the living space, the kitchen is fitted with a range of wall and base units, catering to all culinary needs, with space for white goods and housing the boiler.

The bedroom is a comfortable double room benefiting from built-in wardrobes, providing useful storage. The shower room is conveniently accessed from the bedroom.

Further enhancing the property's versatility is an additional room located off the bedroom, which could be utilised as a home office, dressing room, or hobby space, depending on individual requirements.

GARDEN

To the front of the property, a lawned area provides outdoor space with established flower beds bordering the space. Off street parking can be located to the driveway at the rear.

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.

LEASE INFORMATION

Ground rent - £10.00 per annum
Lease of 999 years from 1st March 1994

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 A

DIRECTIONS

What3words - ///milky.interview.dweller



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Approximate Area = 473 sq ft / 43.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-60) D		72	75
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1464296



Sherb/KS/0426



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