



## 4 Church Street, Henstridge, BA8 0QE

A well-proportioned three bed end of terrace property with parking and good size garden.

**For sale by Public Auction and via Livestream on  
Thursday 21<sup>st</sup> September from 2:00pm at the Digby  
Hall, Hound Street, Sherborne DT9 3AS**

Council Tax Band: C EPC: F

Guide Price

**£210,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

# 4 Church Street

Henstridge, Templecombe, BA8 0QE

Three bed end of terrace cottage

Good size garden

Parking to the rear

Quiet village location

In need of renovation

## Accommodation

Please see floor plan.

Viewing strictly by appointment through  
Symonds & Sampson Sherborne office on 01935 814488

## The Property

A good size, three bedroom end of terrace cottage in need of renovation, situated in a quiet location in the popular village of Henstridge. The property benefits from a good size rear garden, parking and oil central heating.

The property offers accommodation set over two floors with two reception rooms, a kitchen and hall way downstairs and three bedrooms and a bathroom upstairs.

There is some evidence of movement with the property but no structural report has been undertaken.

## Situation

Henstridge lies on the Somerset/Dorset border, with Sherborne being 7 miles to the west and the A30 close to hand. The village has two public houses, the church, village hall, shop/post office and primary school. The village is well placed for access to Shaftesbury, Sturminster Newton, Gillingham, Wincanton, Sherborne and Templecombe (2 miles), which has a main line rail station. The surrounding countryside provides excellent opportunities for walking and riding.

## Directions

From Sherborne head East on the A30 towards Osborne, continue on this road for approximately 6 miles, continuing through Milborne Port. Upon reaching Henstridge take a right at the traffic lights onto Ash Walk. Continue on this road for about a minute, when the road bends take a right onto Church Street. As the road bends to the left there is a public footpath on in front of you. 4 Church Street is located up this footpath with a parking area to the rear

## Accommodation

Please see floor plan.

## Services

Mains electricity, mains drainage, mains water, oil central heating

## Local Authority

Dorset County Council – [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council tax band C

## Solicitors

Solicitor Name: Caron Abbot

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## Auction Conditions of Sale and Notes

For full details please refer to the auction catalogue available online at

<https://www.symondsandsampson.co.uk/auctions/property-auctions>

## Legal and Information Pack

A full legal pack can be purchased online. Please telephone the office below to check availability.

**We strongly recommend you instruct a solicitor to inspect the legal pack on your behalf.**

\* Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction). The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The 'Reserve Price' may exceed the 'Guide Price' listed. If so, it is customary for the 'Reserve Price' to exceed the guide price by no more than 10%.

## Additional Fees

- The successful purchaser will be required to pay the Auctioneers a Purchaser's Administration Fee of £1200 (£1000 plus VAT) payable to Symonds & Sampson. For purchases of £50,000 or less the Administration fee will be £900 (£750 plus VAT). If two or more lots are offered together in the first instance, or lots are purchased under one contract, the administration fee will apply per lot and not per contract. The charge will apply to lots bought prior to and post auction.
- In the event of non-payment or underpayment a deduction will be made from the deposit received. A VAT receipt will be issued in the name of the buyer.
- Disbursements – Please see the legal pack for any disbursements listed that may become payable by the purchaser.

AWW/28/06/23

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