



**Connells**

Monkyr Ring Street  
Stalbridge Sturminster Newton



### Property Description

Stalbridge is a small town and civil parish in Dorset, England, situated in the Blackmore Vale area of North Dorset district, near the border with Somerset. The nearest towns are Sturminster Newton, 4 miles (6.4 km) south east, Sherborne, 6 miles (9.7 km) west, and Shaftesbury, 7 miles (11 km) north east. Stalbridge has its own independent supermarket, a primary school, dentist, optician and post office as well as many other services.

### Entrance Hall

Door to the front, stairs to the first floor, under stairs cupboard and a radiator.

### Kitchen

10' 5" x 9' 8" ( 3.17m x 2.95m )

Double glazed window to the front, fitted kitchen with wall and base units, work surfaces, stainless steel sink and drainer, space for a fridge/freezer, integrated electric oven and gas hob, cooker hood, plumbing for a washing machine and slimline dishwasher and a radiator.

### Lounge

12' 10" max x 12' 1" ( 3.91m max x 3.68m )

Double glazed window to the rear, wooden double glazed door to the rear, television aerial socket, telephone point and a radiator.

### Cloakroom

Double glazed window to the rear, WC, wash hand basin, tiling to splash back, radiator and an extractor fan.

### Landing

Velux window and access to the loft which is fully boarded and has power via an electric ladder.

### **Bedroom One**

13' 8" x 10' 9" ( 4.17m x 3.28m )

Double glazed window to the front, cupboard, television aerial point, telephone point and a radiator.

### **Bedroom Two**

11' 2" x 10' 2" ( 3.40m x 3.10m )

Double glazed window to the rear and a radiator.

### **Bathroom**

6' 8" x 6' 2" max ( 2.03m x 1.88m max )

Double glazed window to the rear, bath with mixer taps, shower attachment and shower over, WC, wash hand basin, shaver point, extractor fan and a radiator.

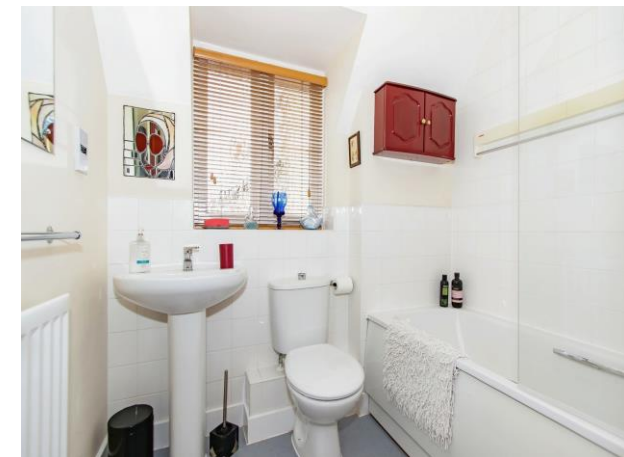
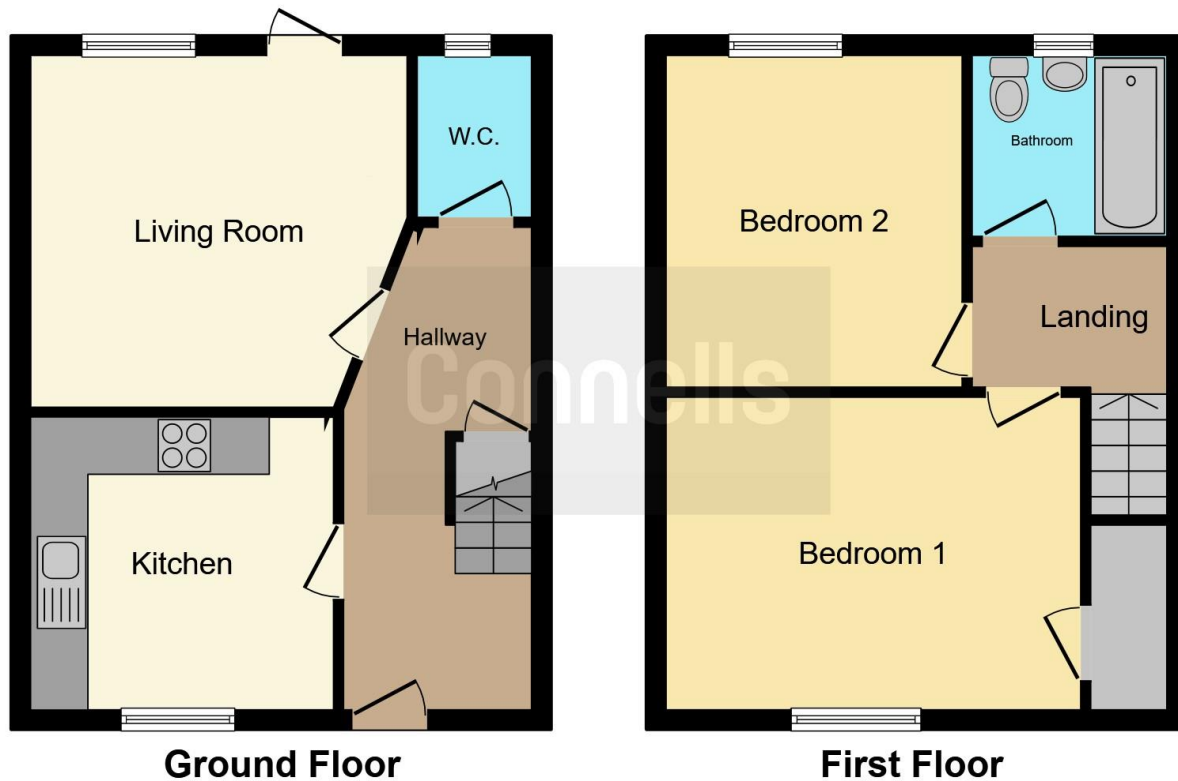
### **Outside**

Paved area to the rear of the property.

### **Parking**

Private carpark to rear of house with one allocated parking space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SHR305970](http://connells.co.uk/Property/SHR305970)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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