



Connells

Apple Cottage Lower Wincombe Lane
Donhead St. Mary SHAFTESBURY

Apple Cottage Lower Wincombe Lane Donhead St. Mary SHAFTESBURY SP7 9DB

for sale
£375,000



Property Description

A one bedroom character property suitable for a countryside escape, rental or full time living. Perfect for a single person or couple. With wood burners in both the lounge and kitchen downstairs, night storage heaters for full heating, bedroom and bathroom on the first floor, cottage garden and parking for one car. Since the current owner has owned the property parking has been installed, full double glazing installed lowering the electricity bill and one new woodburner installed. Septic tank is shared with the neighbour which lowers the water bill by 50%.

Lounge

17' 2" into stairs x 8' 5" (5.23m into stairs x 2.57m)

Two double glazed hexagon shaped windows to the side, double glazed window to the front, tiled flooring, stairs to the first floor, woodburner, skylights, night storage heater and a television aerial socket.

Kitchen Breakfast Room

14' 2" x 11' 11" (4.32m x 3.63m)

Double glazed windows to the front and side, double glazed stable door, fitted kitchen with work surfaces, plumbing for dishwasher and washing machine, butler sink, electric oven point, tiled flooring, exposed beams, woodburner, two cupboards, night storage heater, television aerial socket and a telephone point.

Landing

Double glazed window to the rear, eaves storage, airing cupboard and a night storage heater.

Bedroom

14' 4" max x 10' 5" max (4.37m max x 3.17m max)

Bedroom with restricted head height, double glazed windows to the front, side and rear, carpet, television aerial socket and a night storage heater.

Bathroom

Double glazed windows to the side and front, bath with electric shower over, WC, wash hand basin, tiled flooring, wall lights and access to the loft which is partially boarded with a light.

Outside

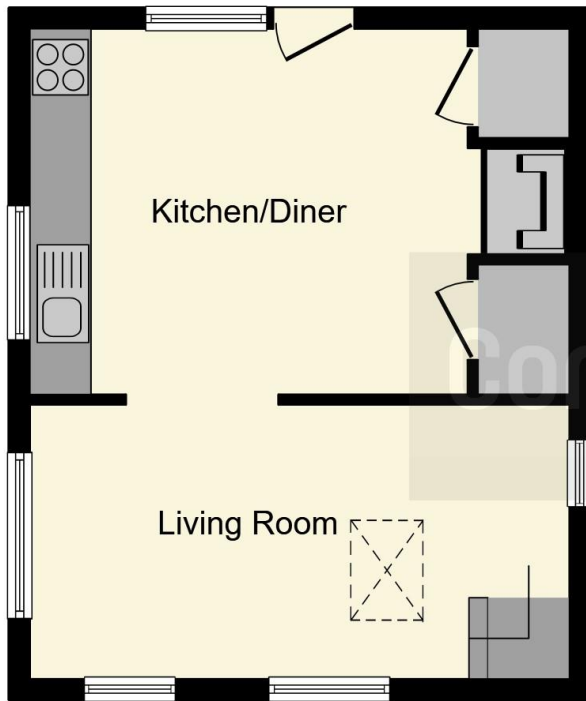
Garden

Beautifully landscaped garden, the perfect haven within the countryside. Lawned area with mature shrubs and beds. Shed.

Parking

One parking space.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01747 854 001
E shaftesbury@connells.co.uk

34 High Street
 SHAFTESBURY SP7 8JG

EPC Rating: D

view this property online connells.co.uk/Property/SFT305839



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SFT305839 - 0011