



Connells

Old Boundary Road
Shaftesbury



Property Description

Central location and a Turn Key Business! Potential to be an Executive Home and also has an ANNEX! This truly UNIQUE find offers a superb low maintenance garden and an en-suite to most rooms. Formerly a B&B but could easily be reconfigured into a glorious family home with an ANNEX for Nana too!

Entrance Hall

Double glazed window to front.

Shower Room

Double glazed window to side, wash hand basin, low level WC, bath with over head shower, shaver point, fully tiled.

Study

10' 9" max x 10' 2" max (3.28m max x 3.10m max)
Double glazed Window to rear, television point, wardrobe.

Lounge Space

10' 3" max x 8' 5" (3.12m max x 2.57m)
Being Used As Bedroom. Double glazed window to front, radiator, television aerial point, wardrobe.

Livingroom

13' 5" max x 10' 6" max (4.09m max x 3.20m max)
Converted into a bedroom. Double glazed window to front, radiator

En-Suite

Wash hand basin, shower cubicle, low level WC, extractor fan.

Kitchen

16' x 7' 9" (4.88m x 2.36m)
Double glazed window to rear, fitted kitchen comprising of wall and base units, work surface incorporating stainless steel sink and drainer, electric oven and electric hob, central heating boiler, breakfast bar, tiling to all splash prone areas.

Utility Room

10' 6" max x 4' 7" (3.20m max x 1.40m)
Double glazed window to rear, door to rear, work surfaces, plumbing for washing machine.

Landing

Loft access.



Bedroom 5

16' 7" max x 10' 10" max (5.05m max x 3.30m max)
Double glazed window to rear, radiator, wardrobe.

En-Suite

Wash hand basin, low level WC, shower cubicle, extractor fan, shaver point.

Bedroom 4

12' 10" max x 10' 10" max (3.91m max x 3.30m max)
Double glazed window to front, built in wardrobes, radiator,

En-Suite

Wash hand basin, low level WC, shaver point, shower cubicle, extractor fan.

Bedroom 7

13' Max x 10' 2" Max (3.96m Max x 3.10m Max)
Double glazed window to front, built in wardrobes, radiator.

Bedroom 6

9' 10" max x 9' 1" max (3.00m max x 2.77m max)
Double glazed window to rear, radiator.

Family Bathroom

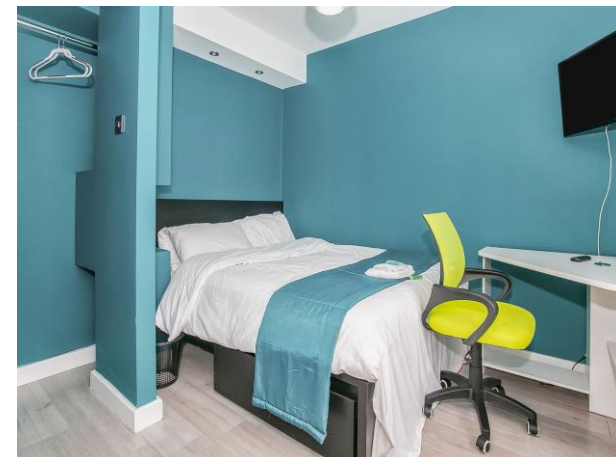
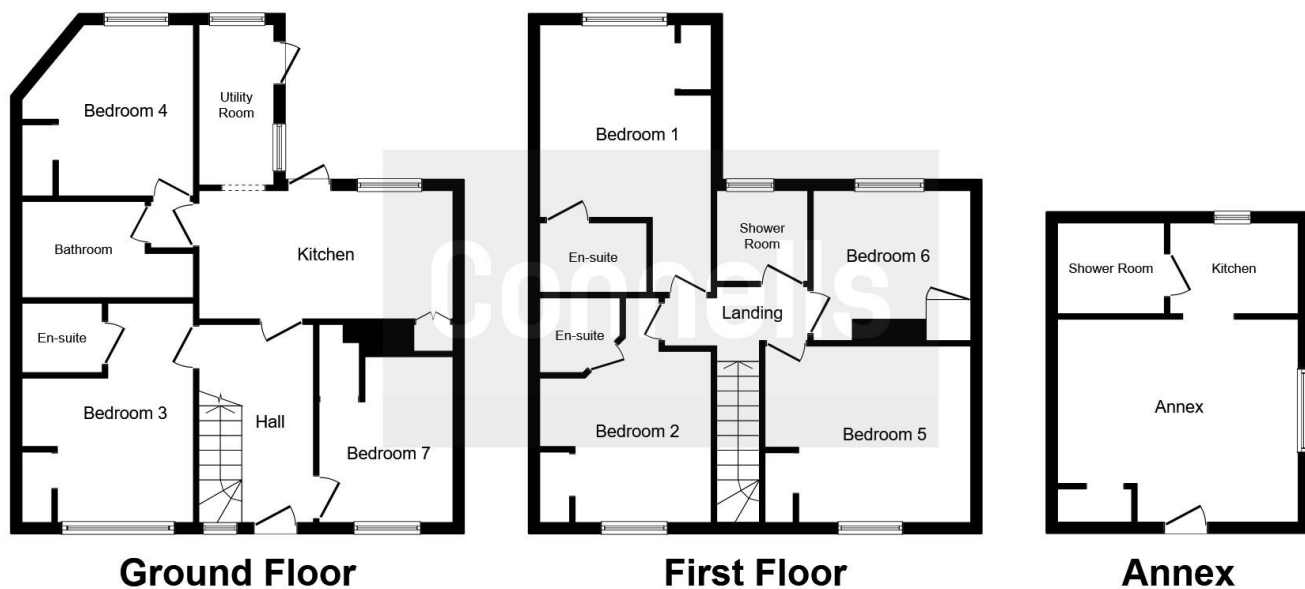
Double glazed window to rear, shower cubicle, wash hand basin, low level WC, extractor fan, shaver point, fully tiled.

Outside

Studio/ Annex

18' 2" Max x 14' 3" Max (5.54m Max x 4.34m Max)
Double glazed window to side, television aerial point, door to shower room with shower cubicle, Kitchenette work surface incorporating a stainless steel sink and drainer, door to rear.





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).
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Tenure: Freehold



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Property Ref: SFT303587 - 0026