



CHAFFERS
ESTATE AGENTS

SHAFTESBURY

Asking Price Of
£320,000

Freehold

ROY BARRETT
ESTATE AGENTS

Property

A substantial well presented modern townhouse situated on an attractive walkway facing a nature reserve close to the edge of Shaftesbury. The property benefits from a garage and driveway. EPC Rated B

ACCOMMODATION:

GROUND FLOOR: Hall – Kitchen – Living Room - WC

FIRST FLOOR: Landing – Bedroom Two – Bedroom Three – Bedroom Four – Bathroom **SECOND FLOOR:** Master Bedroom – En-Suite

Enclosed Garden – Garage – Driveway

Accommodation Floor Plans

Not to scale.

For identification

Purposes only.



Total area: approx. 135.6 sq. metres (1459.2 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.

Description

The property is entered via a hallway with stairs rising to the first floor with under stairs cupboard. Doors lead to the kitchen, living room and WC. The kitchen faces the front and has a range of modern fitted units, with a built in electric double oven, gas hob and cooker hood, single drainer sink unit and space for additional appliances. The living room faces the rear garden, with a window and French doors leading out.

From the first floor landing there are stairs leading up to the second floor and an airing cupboard. Also on the first floor there are two double bedrooms, a single bedroom and a family bathroom. On the second floor the master bedroom is dual aspect with two large built in wardrobes and an en-suite shower room.

Outside the property has a small walled front garden. The rear garden is mainly laid to artificial lawn with a range of shrubs and plants and a pathway leading to the rear driveway and garage. The garage benefits from full double patio doors leading to the garden.

Situation

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line railway station on the Exeter / Waterloo line. The A303 is approximately 7 miles to the north giving access to the South-West and to London. The cathedral city of Salisbury is approximately 22 miles, and the Dorset Coast is approximately 35 miles away.

Additional Information

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: D

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: B

Fixtures and Fittings: The owner intends to include the washing machine and water softener unit as part of the sale.

Property Ref: S4282

Date: 05/01/2024

Directions

From our office at 48 High Street proceed to the bottom of the street then turn right into Salisbury Street. Continue to the end of the road then go straight ahead at the roundabout onto Salisbury Road. At the second set of traffic lights turn left into Allen Road. Continue along Allen Road and the sign for Bramble Patch can eventually be found on the left hand side leading to a pedestrian walkway. The parking and garage is located to the rear of the property and is accessed via Mead Way, then Legg Road.

Viewing

Only by appointment with the **SOLE AGENTS, Chaffers Estate Agents**,
48 High Street, Shaftesbury, Dorset, SP7 8AA

Tel. 01747 852301 ~ **Email:** shaftesbury@chaffersestateagents.co.uk

www.chaffersestateagents.co.uk

CALL NOW to arrange your viewing on 01747 852301
Any day and confirm a time, Thank you!

SURVEYS: Chaffers Estate Agents offer a full survey service including Homebuyers Reports and Building Surveys. **Email.** surveys@chaffersestateagents.co.uk

While we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please do not hesitate to contact a member of our team. Do so if contemplating travelling some distance to view the property.

GILLINGHAM 01747 822233 **SHAFTESBURY** 01747 852301 **STURMINSTER NEWTON** 01258 473900

