



CHAFFERS
ESTATE AGENTS



St. Johns Close

Shaftesbury, SP7 9NB

A substantial two bedroom detached bungalow set on a much favoured position within Donhead St Mary enjoying an open aspect to the front, south facing rear garden, garage and driveway.

Offers In Excess Of £300,000 Freehold

Council Tax Band: D

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DESCRIPTION

The bungalow is approached via a path through the sheltered front garden. The entrance porch has two doors and leads into an inner porch which houses a useful storage cupboard. The inner porch views over St Johns Church and has leads into the lounge / dining room which has been well maintained with the majority has a window to front, a feature fireplace laid to lawn, an abundance of shrubs and an opening into the dining room. The recently fitted kitchen leads off the lounge and has a range of wall and base units with a roll top work surface, electric oven, electric hob, space for a washing machine, stainless steel sink / drainer and a door to the side porch which allows access into the garden. A canopy leads to the separate sun room / conservatory.

The hall gives access to the recently updated bathroom which has a beige suite comprising a shower, WC and wash hand basin partially tiled with an obscure window to the side. The master

bedroom has a window to the rear and a second bedroom has french doors leading into the garden.

Outside the south facing rear garden has

The garage has an up and over door with driveway parking. A private door from the garage connects with the side access around the house.

SITUATION

The sought after village of Donhead St Mary which adjoins the very popular village of Ludwell which has a great Post Office / General Store, Butchers, Thatched village Pub, Primary School, Parish Church and bus services, whilst only being 3 miles from the ancient Saxon hilltop town of Shaftesbury which a good range of facilities for everyday

needs. A main line station is available at Tisbury (Exeter ~ Waterloo) approximately 7 miles and the cathedral city of Salisbury is about 19 miles distant.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. Calor Gas central heating.

Council Authority: Wiltshire Council ~ Council Tax Band: D

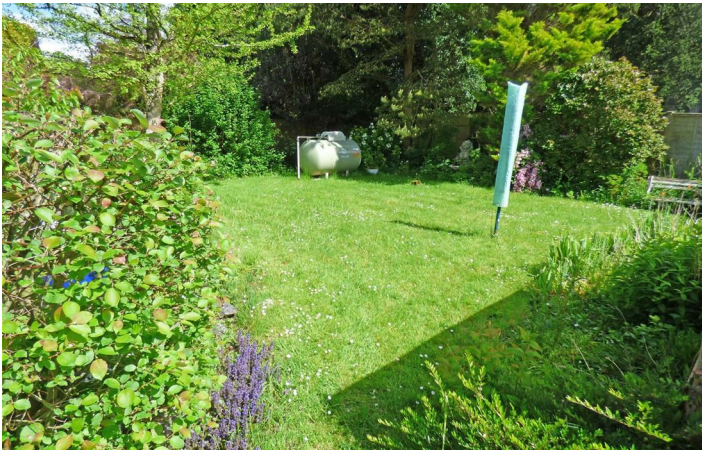
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: E

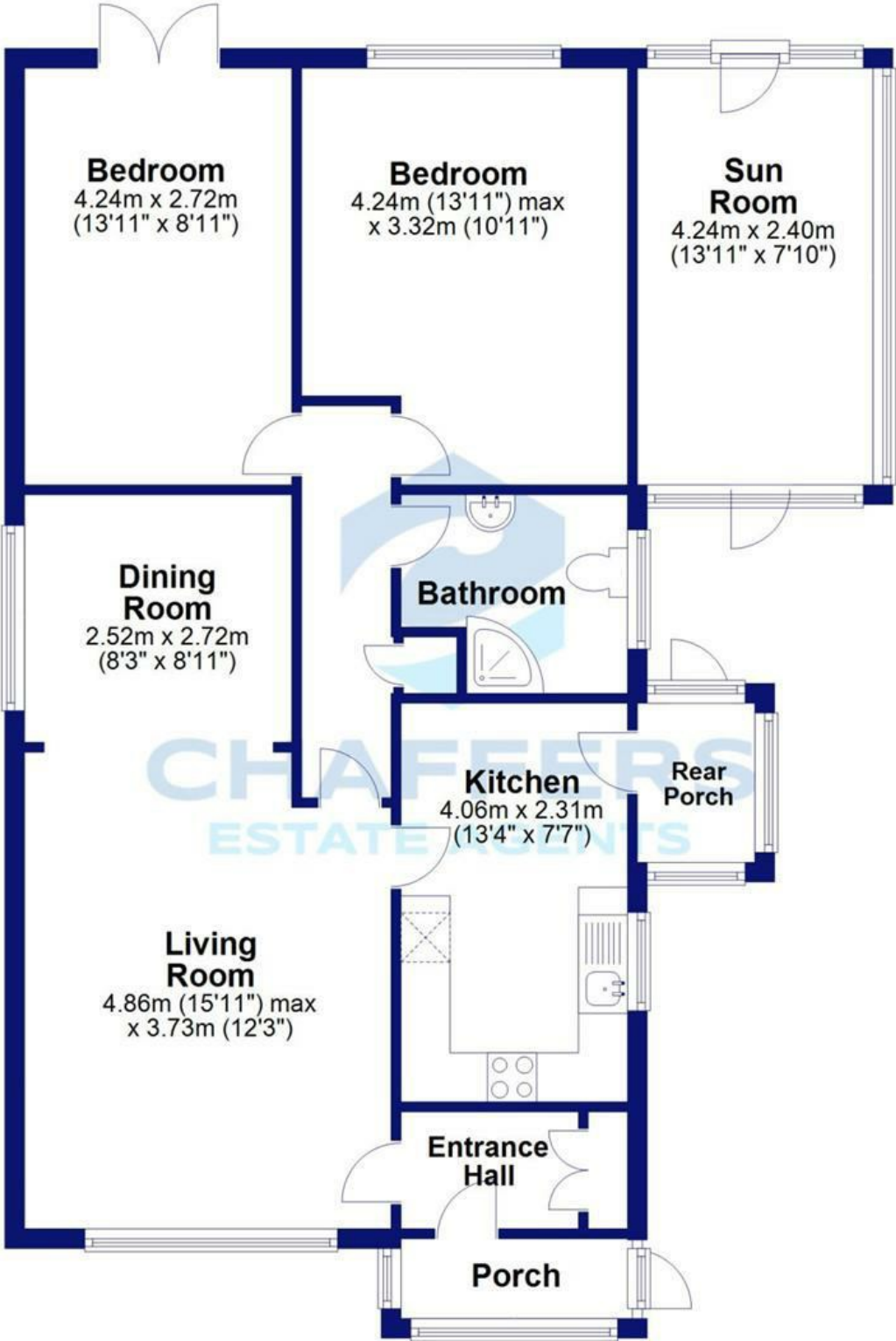


Directions

From our Shaftesbury Office proceed down the High Street into Salisbury Street. At the Royal Chase roundabout take the second exit off onto the A30 towards Salisbury. Continue on this road for approximately 2 miles and at the crossroads just before Ludwell turn left signposted the Donheads, St Johns Close is then the first turning on the left and the property will be located on your left.



Floor Plan: Not to scale ~ For identification purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC