



**CHAFFERS**  
ESTATE AGENTS

SHAFTESBURY

Offers Over  
£300,000

Freehold

**ROY BARRETT**  
ESTATE AGENTS

## Property

An immaculately presented three bedroom semi-detached home boasting light and airy accommodation with private south facing garden, detached garage and driveway. VIEWING IS ESSENTIAL.

### ACCOMMODATION:

**GROUND FLOOR:** ENTRANCE HALL ~ DUAL ASPECT LIVING ROOM ~ DUAL ASPECT KITCHEN/DINER ~ WC ~ UNDERSTAIRS CUPBOARD

**FIRST FLOOR:** LANDING ~ BEDROOM 1 WITH EN-SUITE ~ TWO FURTHER BEDROOMS ~ FAMILY BATHROOM ~ AIRING CUPBOARD

BUILT IN WARDROBES ~ GAS C.H. ~ NEW UPVC WINDOWS THROUGHOUT ~ PRIVATE SOUTH FACING REAR GARDEN ~ GARAGE & DRIVEWAY

## Accommodation Floor Plans

Not to scale.  
For identification  
Purposes only.



## Description

A deceptively spacious and well maintained three bedroom semi-detached property that boasts light and airy accommodation through-out.

The entrance hall allows access to the dual aspect lounge with patio doors leading out onto the rear garden, cloakroom fully equipped with a low level toilet and hand basin, under stair's storage cupboard and access to the kitchen/diner. The kitchen/diner is well equipped with wall and base units and a roll top work surface. There is a built in fridge/freezer, integrated dishwasher, space for a washing machine, built in oven with hob and extractor fan, sink/drainage and patio doors leading onto the garden.

On the first floor the landing is a good size with access to the loft, there are three bedrooms (master with an en-suite) and a family bathroom with white goods consisting of a bath with a over-head shower, WC and a wash hand basin.

Outside the garden has been recently landscaped consisting of paved patio, lawn, shrubs and borders, outside tap, and back gate leading to the garage and driveway. The garage has a up and over door with a connection for power.

## 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

**Agents Note:** Estate Maintenance Charge for 2024 £86.94 p.a.

**Property Ref:** S4287

**Date:** 01/02/2024

## Directions

From our **Shaftesbury Office** proceed down the High Street and straight over the crossroads onto Coppice Street. Continue along Coppice Street until you reach Christy's Lane. At Christy's Lane turn left, proceed towards the roundabout. At the Tesco Roundabout take your third exit onto Pound Lane, proceed to the end turn left onto **Mampitts Lane** where the property will be found on your right just before Mead Way.

## Viewing

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

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

**www.chaffersstateagents.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@chaffersstateagents.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

