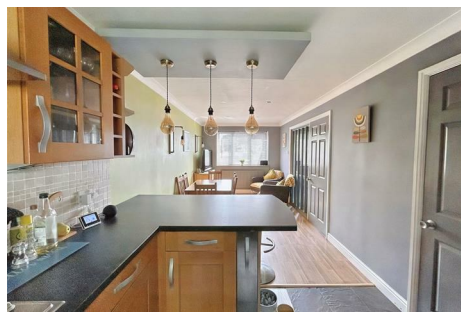




CHAFFERS
ESTATE AGENTS



38 Fairlane

, Shaftesbury, SP7 8RT

A deceptively large and well maintained detached four bedroom family home offering a double garage, off-road parking and south facing rear garden on a corner plot located a short walking distance from schools and the town centre. **EARLY VIEWING HIGHLY RECOMMENDED!**

Asking Price £469,950 Freehold

Council Tax Band: E

38 Fairlane

, Shaftesbury, SP7 8RT



DESCRIPTION

Located in a highly sought after residential road convenient for schools, town centre and local amenities being approached over a tarmac driveway is this adaptable four bedroom detached family home. The entrance door leads into a hallway with access to the downstairs WC, living room, kitchen/diner and utility room.

The light and airy living room has a feature fireplace, UPVC double glazed window to front aspect and patio doors leading out onto the decking. The cloakroom has a matching white suite comprising of a low level WC and wash hand basin, laminate flooring and splash back and obscure UPVC double glazed window. The kitchen/diner is a good sized room perfect for entertaining with ample space for a large family dining table, wall and ceiling lights, UPVC double glazed windows to front and rear aspects, radiator, television aerial, ample power points and doors leading into the hallway and utility area. The utility has a sink and plumbing for a washing machine as well as useful storage units, tiled flooring and access to the rear garden. Upstairs there are three double bedrooms plus a

4th single bedroom all with UPVC double glazed windows, radiators and power points, family bathroom with obscure UPVC glazed window, bath and overhead shower. The master bedroom also has UPVC double glazed window to the rear aspect, radiator, power points and an en-suite with obscure UPVC double glazed window to the rear and bathroom with overhead shower.

Outside there is lawn, flower borders and shrubs and double garage with power and lighting with a path leading to the front door.

The enclosed south facing rear garden is mainly laid to lawn with some decking and shingle, shrubs to the side, outside tap, door into the double garage and side access to the driveway and front of the property.

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: E

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: D



Directions

From our Shaftesbury Office proceed down the High Street bearing right onto Salisbury Street. At the Royal Chase roundabout take the first exit off onto Christy's Lane, turn first right into Linden Park bear immediately left onto Mampitts Road; Fairlane is then the first turning left and No.38 is the first house on the left.



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	