



CHAFFERS
ESTATE AGENTS



17 Homefield

, Shaftesbury, SP7 8DT

A generously proportioned detached bungalow situated in a cul-de-sac position within a level walk of Shaftesbury town centre. EPC Rated D

Asking Price £375,000 Freehold

Council Tax Band: D

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, Shaftesbury, SP7 8DT



SUMMARY

A generously proportioned detached bungalow situated in a cul-de-sac position within a level walk of Shaftesbury town centre.

DESCRIPTION

The property is entered via a small porch leading to the entrance hall, with a useful storage cupboard and door leading to the main rooms of the property. The living room is a spacious room with a gas fireplace and a window to the front. The kitchen has a built in cupboard and a range of fitted units, with a built in double oven, gas hob, sink unit, and space for additional appliances. There is a window and door leading to the conservatory that further leads out to the garden. All three bedrooms are generously proportioned, with built in cupboards. Bedroom three is currently laid out as a dining room. Completing the internal accommodation is a shower room benefitting from a spacious shower cubicle.

Outside the property has a front garden mainly laid to lawn, with a driveway providing ample parking for several vehicles. The garden is located to the side and rear and is mainly laid to lawn, with a variety of mixed borders, a greenhouse and a shed. The garage adjoins the property, with full power and lighting, an up and over vehicle access door and a pedestrian door to the rear.

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:



Directions

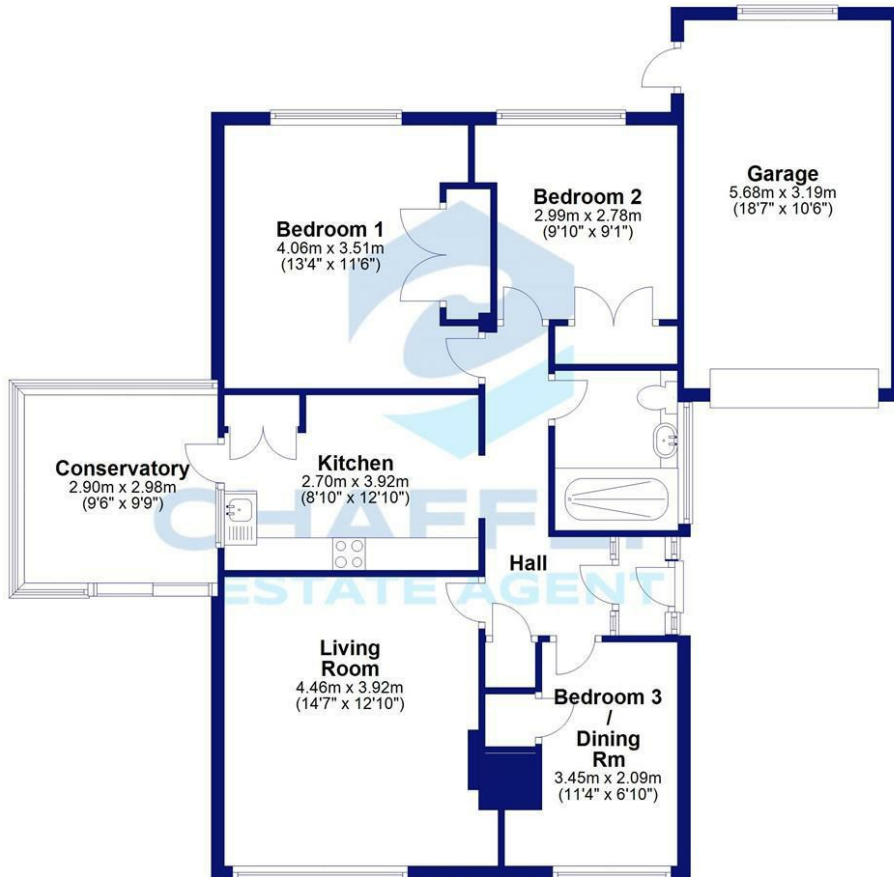
From the 'Ivy Cross' roundabout take the turning for Grosvenor Road (A350) heading north. Take the next left for Homefield. The property can be found at the end of the road on the right hand side.



Floor Plan

Ground Floor

Approx. 106.8 sq. metres (1149.4 sq. feet)



Total area: approx. 106.8 sq. metres (1149.4 sq. feet)

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

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			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	