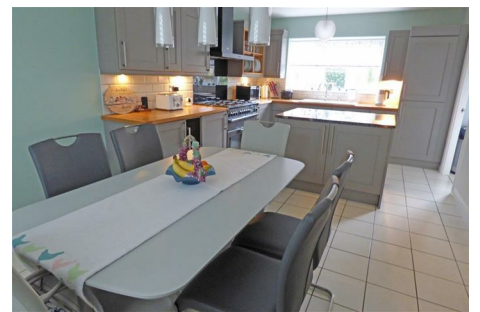




CHAFFERS
ESTATE AGENTS



1 The Rickyard , Shaftesbury, SP7 8FW

An immaculately presented four bedroom detached family sized house in a sought after location overlooking a landscaped public garden. Benefits include a garage, gated driveway and garden. EPC Rated B

Offers In Excess Of £440,000 Freehold

Council Tax Band: E

1 The Rickyard

, Shaftesbury, SP7 8FW



Description

The property is entered via a spacious hallway with stairs rising to the first floor, an understairs cupboard, and doors leading to the kitchen, living room and WC. The living room is dual aspect with a fireplace housing a gas stove and patio doors leading to the rear garden. The kitchen/dining room is spacious with windows to the front and rear. There are a range of base and wall mounted units with a built in sink unit, integrated fridge/freezer, integrated dishwasher, space for a range style cooker with cooker hood. There is also a central island unit and a door leading to the utility area with a door leading to the rear garden. On the first floor the landing has an airing cupboard. The master bedroom benefits from an en-suite shower room and built in wardrobes. There are three further good sized bedrooms and a family shower room.

Outside there is a small garden to the front enclosed by a low wall. Double gates lead to the driveway with ample parking. This further leads to the garage with full power and lighting and a pedestrian door to the side. The rear garden is attractively laid out with a variety of mixed shrub and herbaceous borders, an artificial lawn and a variety of patio areas for sitting out in the summer.

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

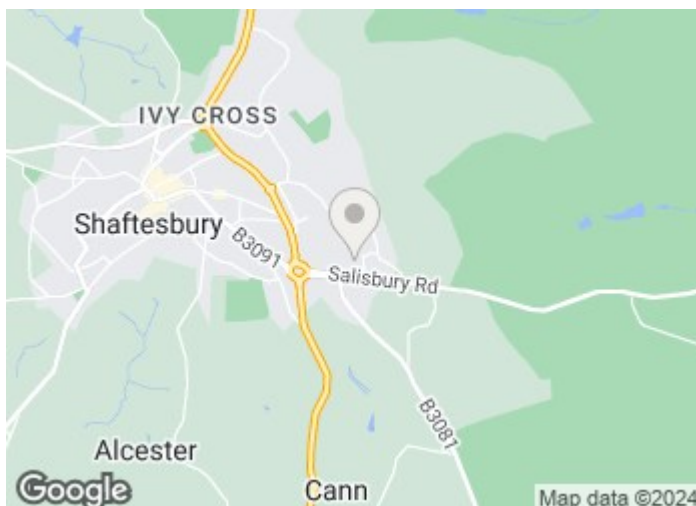
Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~

Council Tax Band: E

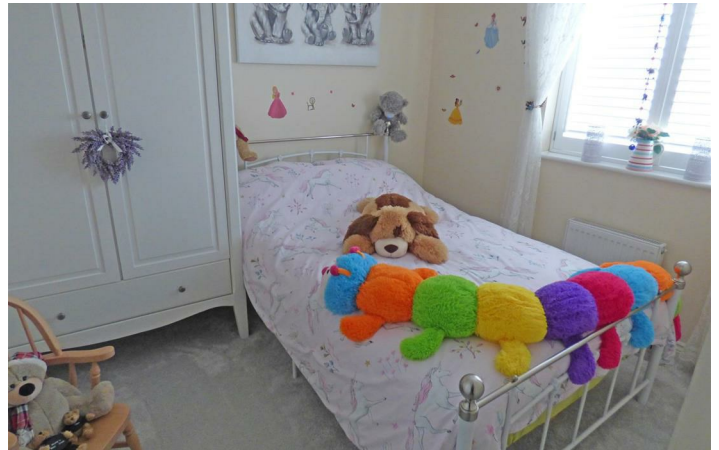
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated:

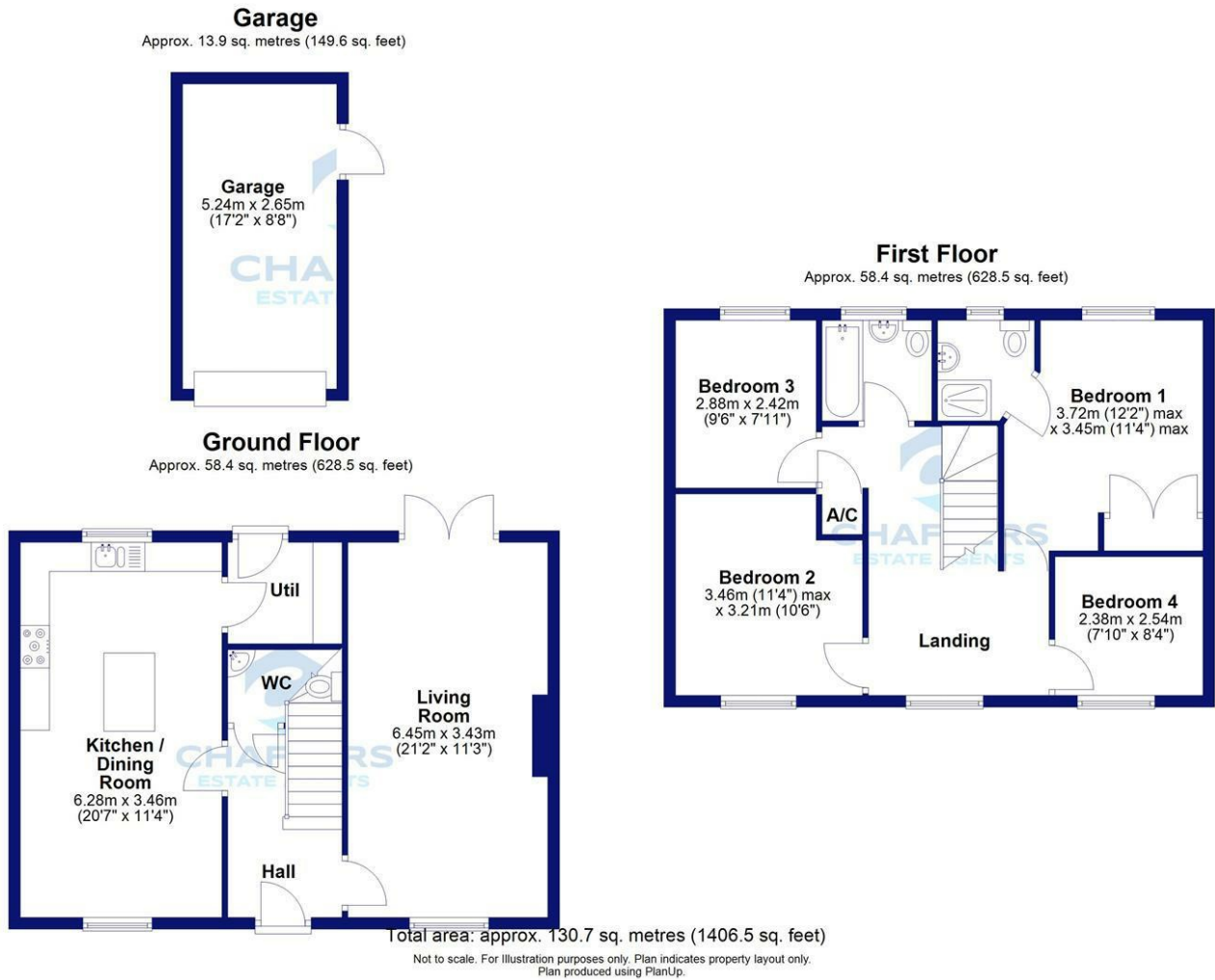


Directions

From the royal chase roundabout take the Salisbury Road (A30 East). Turn left at the first set of traffic lights into Greenacre Way. At the end of the road bear left into Coles Crescent then turn left into The Rickyard where the property can be found 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			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	