



CHAFFERS
ESTATE AGENTS



3 The Bluebells

, Shaftesbury, SP7 8GW

An immaculately presented THREE bedroom detached property with south facing rear garden, driveway and garage set in a sought after residential location.

Offers In Excess Of £330,000 Freehold

Council Tax Band: D

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DESCRIPTION

An immaculate 3 bedroom detached home set on a corner plot within this attractive close on this very popular development. A pathway from the close leads to the lovely open recreational space at Wincombe and also provides access to the local first school and shops (Co-Op & Spar). The property also has approx. 4.5 years remaining of the NHBC warranty.

The well planned accommodation is set out over two floors and comprises: canopy porch with an entrance door into the hallway with cupboard under the stairs and stairs rising to the first floor. Doors lead to a cloakroom, sitting room and a full width kitchen/dining room with door to the utility room with a storage cupboard and door to the outside. French doors lead out onto a generously sized rear garden. Upstairs there is a landing with an airing cupboard, doors to the 3 bedrooms and family bathroom, the master bedroom has the added bonus of an en suite

shower room. The house benefits from gas central heating and double glazing. Outside the front garden is low maintenance with shrubs. The south facing rear garden is walled and has a pathway, lawn, gate to the detached single garage with up and over door, light and power. Parking space in front of the garage.

SITUATION - Shaftesbury

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, WH 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: There will be an annual service charge for the estate approx. £190pa. Approx. 4.5 years remaining of the NHBC warranty.



Directions



Floor Plan

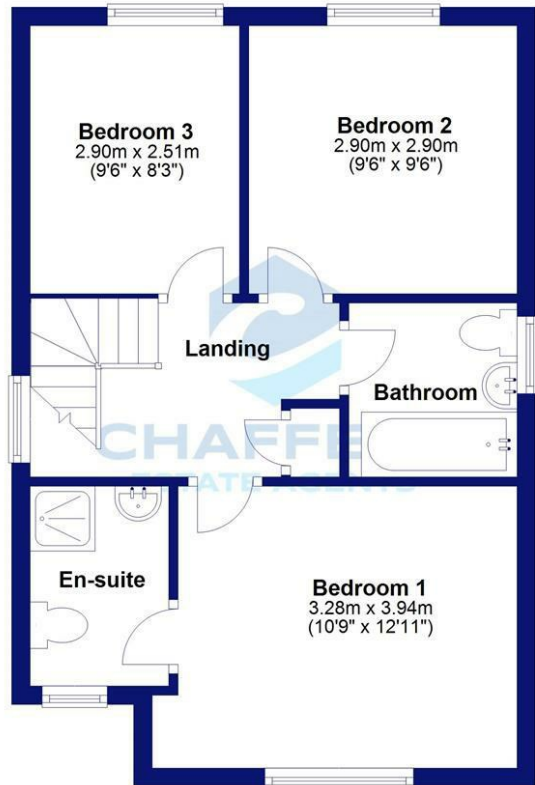
Ground Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



Total area: approx. 83.8 sq. metres (902.4 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			94
(81-91) B		82	
(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	