



**CHAFFERS**  
ESTATE AGENTS



## 6 The Bluebells

, Shaftesbury, SP7 8GW

A modern detached family house situated on a popular development close to the edge of Shaftesbury. EPC Rated B

Asking Price £300,000 Freehold

Council Tax Band: D

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### Description

The property is entered via a hallway with stairs rising to the first floor. Doors lead through to the kitchen, living room, garage and WC. The kitchen faces the front and benefits from a range of base and wall mounted units, with a built in electric oven, gas hob, cooker hood, sink unit and space for additional appliances. The living room faces the rear garden with a window and 'French Doors' leading out.

On the first floor the landing benefits from a built in cupboard. The master bedroom faces the rear garden with an en-suite shower room. There are two further double bedrooms and a family bathroom.

Outside there is ample parking to the front leading to the integral garage. The rear

garden is spacious, being mainly laid to lawn with patio and raised borders. There is a gateway leading to the front.

### 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



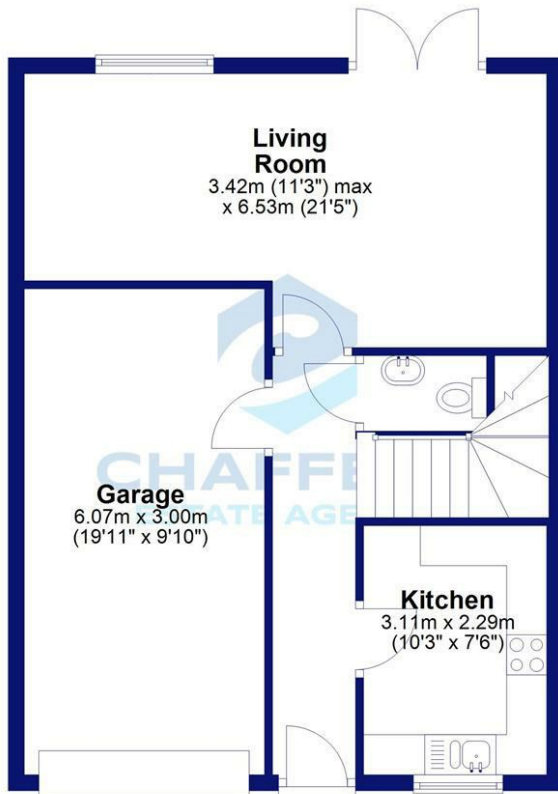
### Directions



# Floor Plan

## Ground Floor

Approx. 57.2 sq. metres (615.4 sq. feet)



## First Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



Total area: approx. 106.0 sq. metres (1141.0 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) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	