



**CHAFFERS**  
ESTATE AGENTS



## Adams House

High Street, Stalbridge, DT10 2LL

A deceptively spacious and light first floor, two double bedroom apartment located conveniently for town centre amenities offered to the market with NO ONWARD CHAIN.

Asking Price £140,000 Leasehold

Council Tax Band: B

# Adams House

High Street, Stalbridge, DT10 2LL



## DESCRIPTION

A deceptively spacious first floor two bedroom apartment located on the High Street. The flat's accommodation comprises: entrance hall, large kitchen/diner, large living room, one double bedroom and one single, bathroom and a large, additional loft space with potential to convert subject to building consents. The property is offered to the market with the benefit of no onward chain.

## SITUATION

Stalbridge is a sought-after small country town in the heart of the lovely Blackmore Vale and provides excellent amenities including a supermarket and a variety of other shops, dentist surgery,

primary school, churches, inns, library, garages, and daily bus services. Main line station at Templecombe 3 miles (Waterloo/Exeter), Sturminster Newton 6 miles, Sherborne 7, Shaftesbury, and Yeovil 12 miles. Maintenance charge £400 p/a.

## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

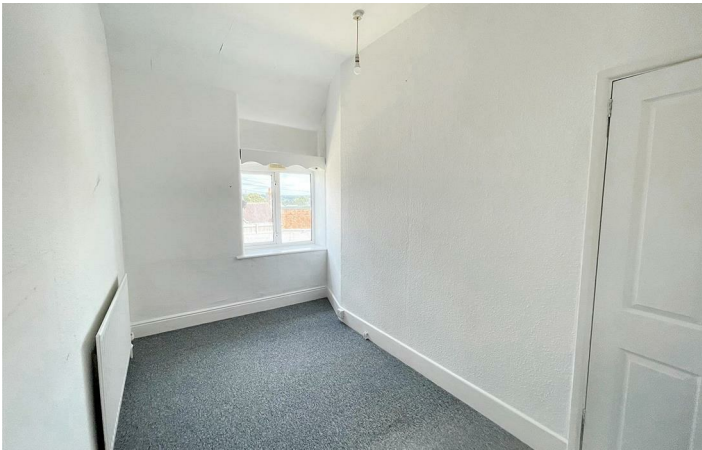
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D

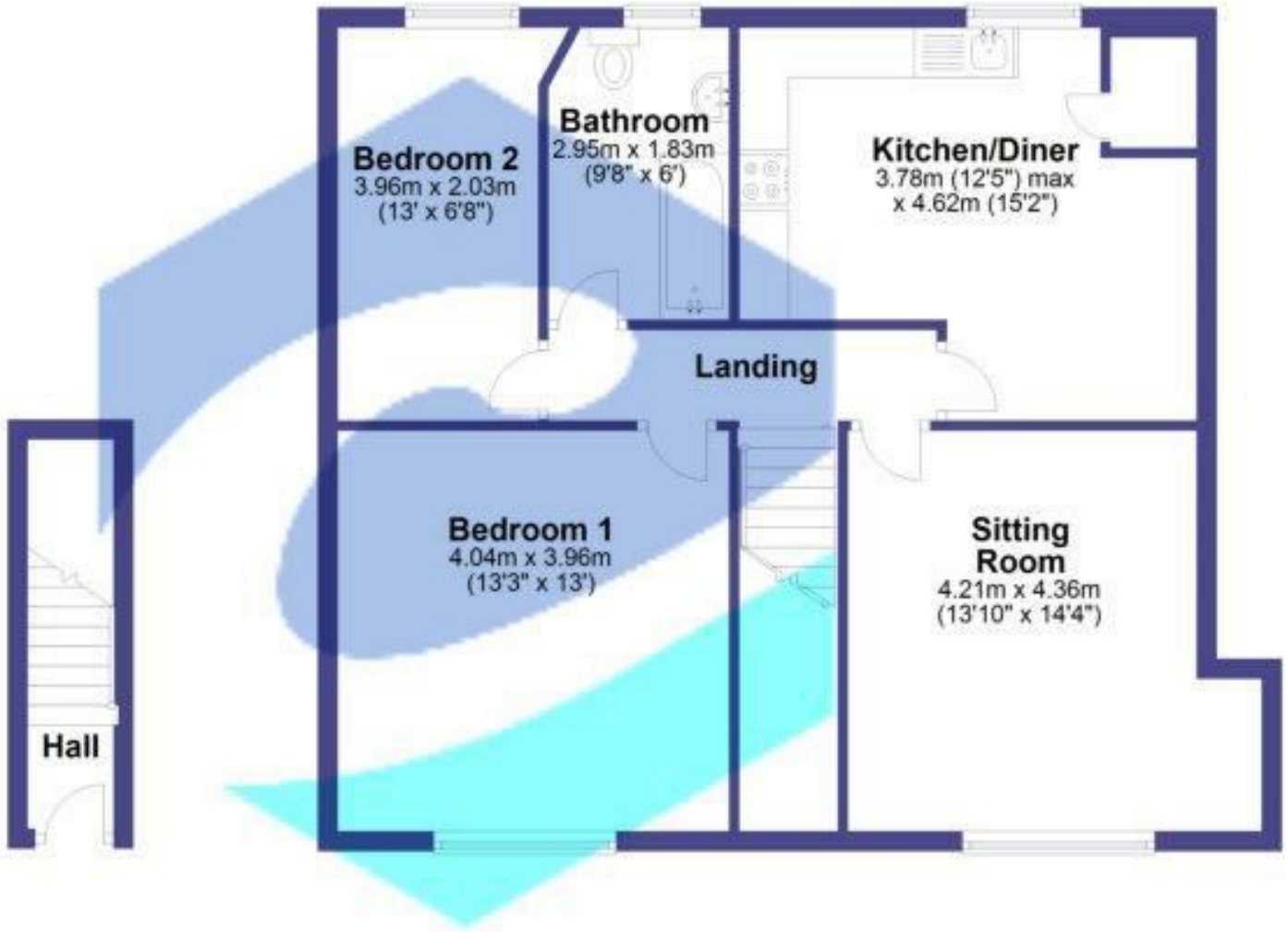
Lease: 125 years from 2003 (104 years



## Directions



## 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.

48 High Street, Shaftesbury, Dorset, SP7 8AA  
Tel: 01747 852301 Email: shaftesbury@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 67                      | 78        |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |