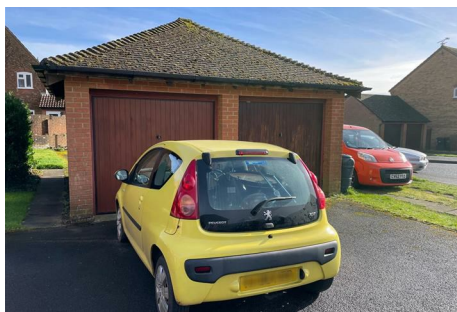




CHAFFERS
ESTATE AGENTS



39 Jeanneau Close , Shaftesbury, SP7 8PQ

A well presented two bedroom middle of terrace property situated on a popular cul-de-sac within easy reach of local amenities. The property benefits from gas central heating, a garage, and parking for at least two further vehicles. EPC Rated D

Asking Price £219,950 Freehold

Council Tax Band: B

39 Jeanneau Close

, Shaftesbury, SP7 8PQ



Description

The property is entered via an open storm porch, leading to a hallway with stairs rising to the first floor, and a door leading to the spacious living room with a window facing the front. There is a doorway leading through to the kitchen with a large range of base and wall mounted units, a sink unit, space for an electric cooker, and spaces for additional appliances. There is a double glazed window and a door leading to the rear garden.

On the first floor there is a small landing with a loft access hatch. The main bedroom is spacious with a large alcove that could accommodate a wardrobe and a window facing to the the front. The second bedroom is a large single with a spacious built in cupboard. Completing the internal accommodation is the family bathroom with an electric shower over

the bath and a window to the rear.

Outside there is an open lawn to the front, with a pathway leading down to the garage with an up and over vehicle access door, parking to the front and an additional parking space. The rear garden consists of a patio area, lawn, mixed borders and a Palm Tree.

Situation

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, banks, schools, cafes, restaurants, Inns, 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 and at Gillingham, about 5 miles away, 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 distant.

Additional Information

Services : Mains Water, Electricity, Gas and Drainage. Telephone subject to BT transfer regulations.

Council Authority : Dorset

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



Directions

From our Shaftesbury Office proceed down the High Street, turn left by the Post Office onto Coppice Street. At the end of the road turn left onto Christy's Lane, then at the mini roundabout turn right onto Pound Lane. Take the first left into King Alfred's Way, then left again into Jeanneau Close where the property can be found set back on the right.



Floor Plan



Total area: approx. 67.7 sq. metres (728.4 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

