



CHAFFERS
ESTATE AGENTS



24 Heathfields Way
Shaftesbury, SP7 9JZ

A spacious detached house situated on a sought after road on the eastern side of Shaftesbury. The property benefits from a generous south facing garden, garage and driveway. EPC TBC

Asking Price £380,000 Freehold

Council Tax Band: D

24 Heathfields Way

, Shaftesbury, SP7 9JZ



DESCRIPTION

The property is situated on a highly sought after road and benefits from a generous plot, with ample driveway parking and a south facing rear garden. The property is entered via an enclosed porch, leading to the hallway with stairs rising to the first floor, and doors to the kitchen and living room. The living room is generously proportioned with a fireplace, a bow window and a door leading to the dining room. The dining room has a door to the kitchen and sliding doors to the conservatory that leads out to the rear garden. The kitchen has a range of base and wall mounted units, with a sink unit, integrated dishwasher, integrated fridge/freezer, built in electric oven, hob and cooker hood. A door leads to the rear hallway with doors to the garage, WC and the rear garden. The garage has an up and over door to the front and a window to the rear.

Outside the property has a garden to the north giving access to the South-front with an ample driveway for several cars, an area of lawn, shrubs and a small tree. The rear garden is south facing with a patio area and a further seating area to the rear. The rest of the rear garden is mainly laid to lawn with a variety of mixed shrubs and some trees.

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

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: TBC

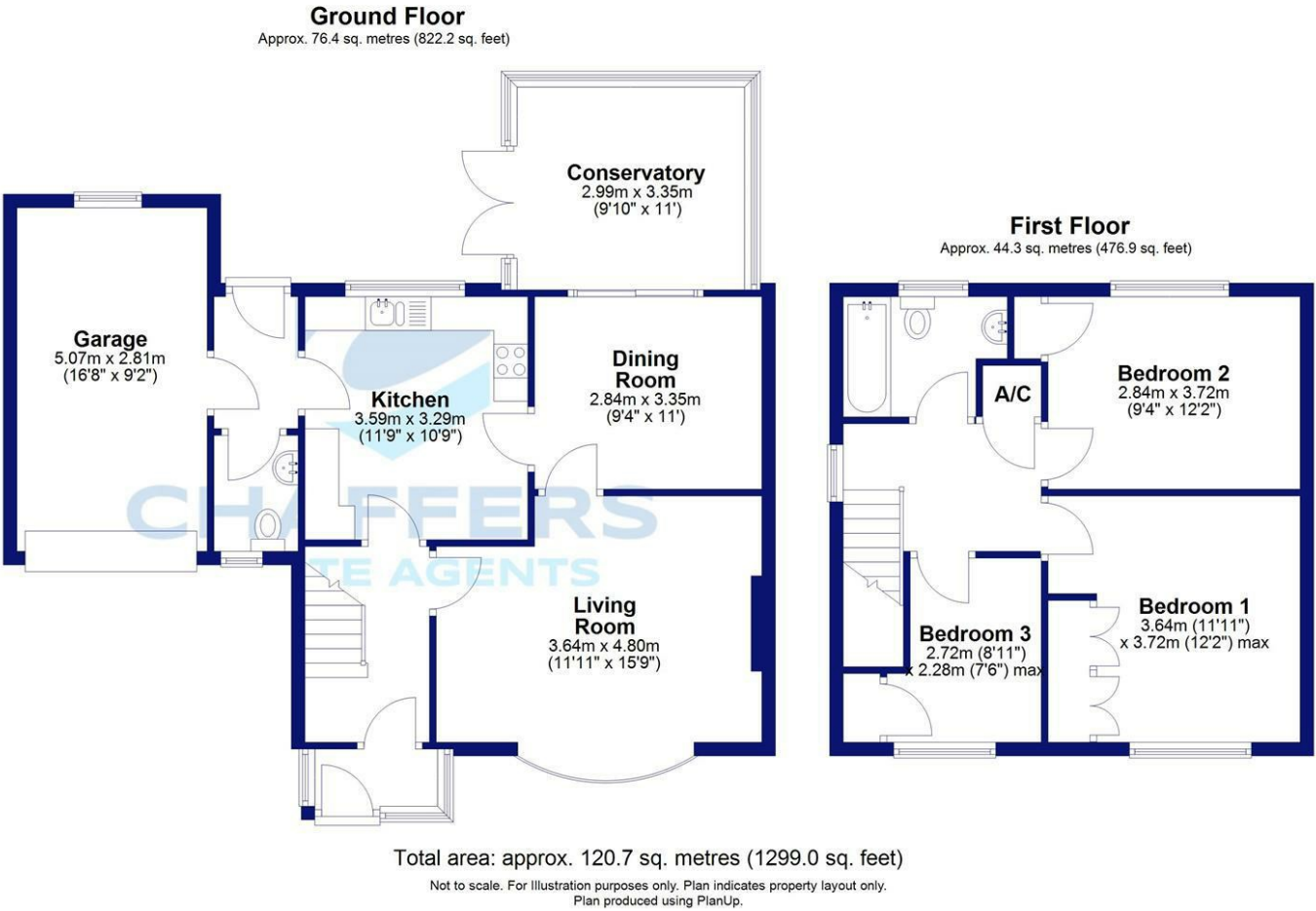


Directions

From our Shaftesbury Office proceed up Muston's Lane, turn right onto Bell Street, at the 'T' junction turn left onto Christy's Lane, at the Ivycross roundabout take the third exit off onto the A350 (Grosvenor Road), then take the third turning right into Heathfields Way. Continue along this road where the property can eventually be found on the right.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC