



**CHAFFERS**  
ESTATE AGENTS



**Salisbury Road**  
Shaftesbury, SP7 8ER

\*\*\*SUITABLE FOR A PROFESSIONAL SINGLE OR COUPLE\*\*\* A well presented ONE BEDROOM lower ground floor flat with its own entrance and outside space within level walking distance of the centre of Shaftesbury. \*\*\*Not suitable for Children\*\*\* NO PETS

Council Tax Band: E EPC Rating: A

**£800 PCM**

Council Tax Band: A

# Salisbury Road

, Shaftesbury, SP7 8ER



- Lower Ground Floor Flat
- Kitchen
- Electric heating
- Early Viewing Recommended
- Walking distance to town centre
- Bedroom
- Paved courtyard
- Sitting Room
- Bathroom
- Allocated Parking

## DESCRIPTION

A well presented ONE BEDROOM lower ground floor flat with its own entrance and outside space within level walking distance of the centre of Shaftesbury. Accommodation includes KITCHEN - SEPARATE SITTING ROOM - BEDROOM and BATHROOM.

Further benefits include Thermostatically Controlled Electric Radiators - Private Outside Space and Allocated Parking

Council Tax Band: E EPC Rating: A

## SITUATION

Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including

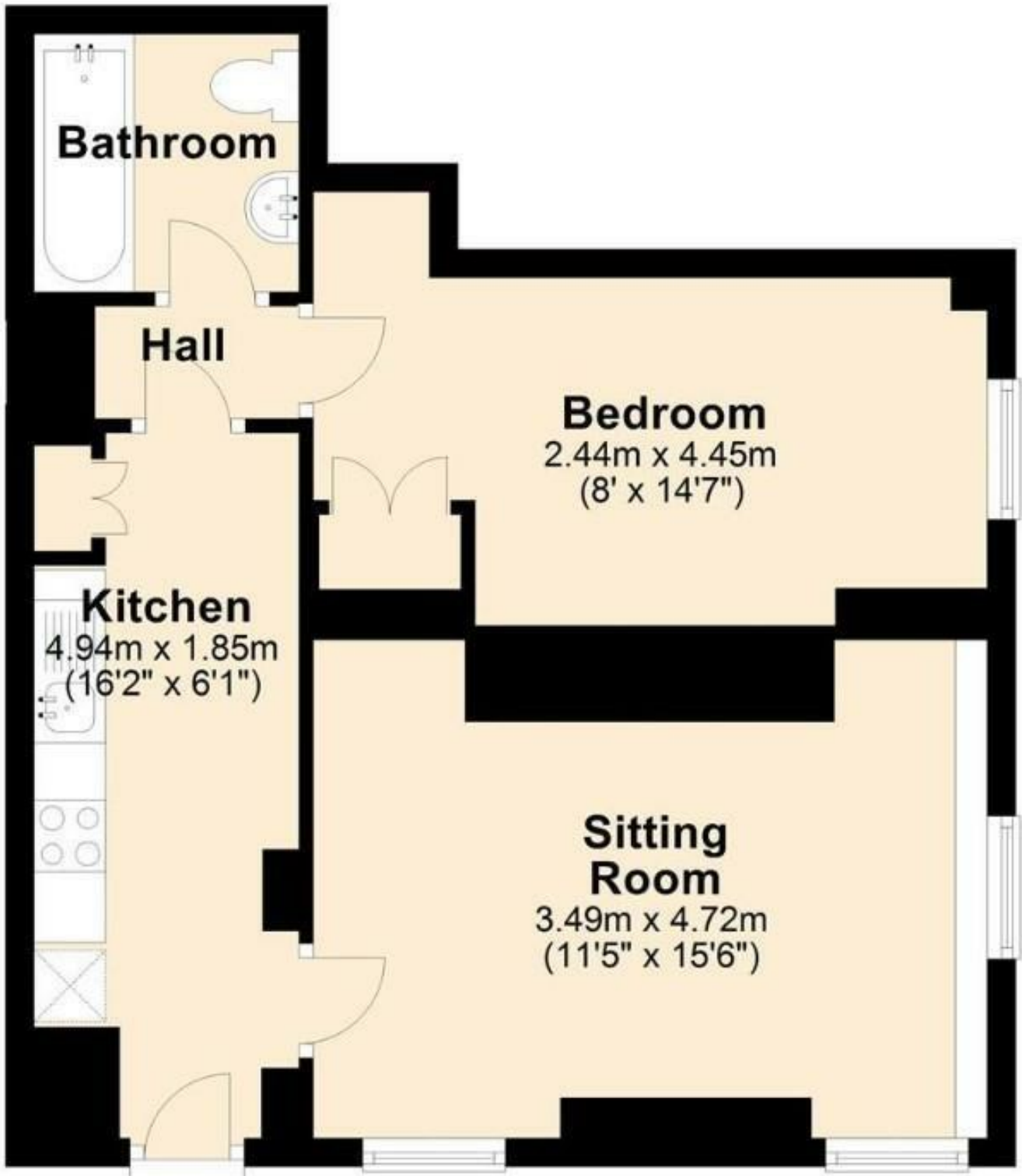
supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street names such as Boots, W H Smiths, Superdrug, and Costa. There are local bus and long distance coach services, Gillingham about 5 miles away, has a main line 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.



## 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</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	