









The Bungalow Littledown Shaftesbury, SP7 9HD

A individual detached 3 bedroom bungalow located on the edge of town, set in approx 0.45 of an acre, requiring a programme of modernisation

# The Bungalow Littledown

Shaftesbury, SP7 9HD











- An individual detached bungalow in around 0.45 of an acre
- Scope for improvement/modernisation and extension
- Edge of town location

## Development potential

#### **SITUATION - Shaftesbury**

In brief the accommodation comprises of approximately 0.70 of an acre. an enclosed entrance porch, hallway, Sitting room, separate central dining room with woodburner, conservatory, kitchen with super outlook, 3 double bedrooms and bathroom. The property is double glazed and has oil central heating.

Externally, a driveway offers parking with a good range of facilities including turning area and a long single garage. The gardens to the front are manageable cafes, inns, restaurants, small hospital, and the rear space is grassed.

### AGENTS NOTES.

1. The land to the north of the blue line on the plan is being marketed separately distance coach services, Gillingham

by informal tender and measures

2. Viewers leave the property in a forward gear, the property is located on the main A350, please do not reverse out onto the main road.

Location - Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has supermarkets, theatre, banks, schools, 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

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, Oil central heating, Electricity & Private Drainage. Council Authority: Wiltshire Council ~

Council Tax Band: E

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:

F



### **Directions**















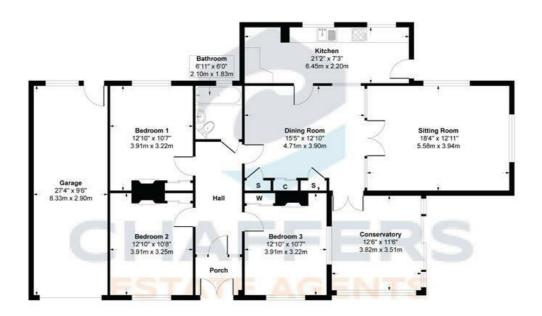


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## Floor Plan: Not to scale ~ For identification purposes only.

## Littledown, Shaftesbury, Dorset, SP7





**Ground Floor** Approximate Floor Area 1,653 sq. ft (153.56 sq. m)

## Approximate Gross Internal Floor Area 1,653 sq. ft / 153.56 sq. m

CHAFFERS 2024. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this 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.

