



CHAFFERS
ESTATE AGENTS



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

£375,000 Freehold

Council Tax Band: E

The Bungalow Littledown

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

SITUATION - Shaftesbury

In brief the accommodation comprises of 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 turning area and a long single garage. The gardens to the front are manageable 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

by informal tender and measures

approximately 0.70 of an acre.

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.

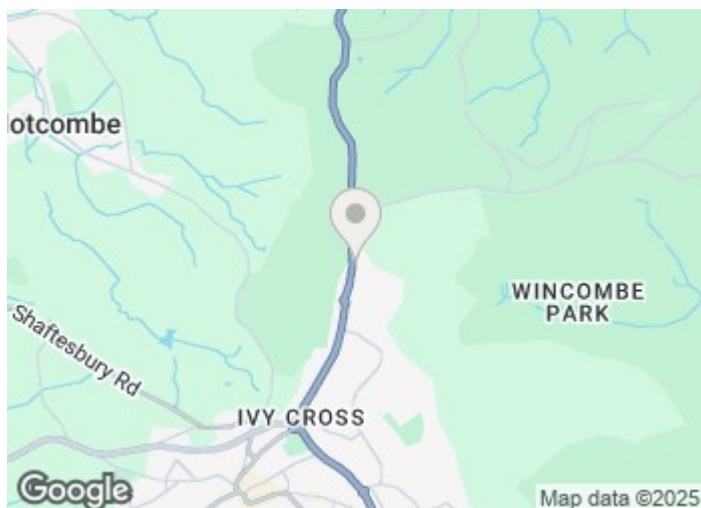
Location - Shaftesbury is an ancient Saxon hilltop town enjoying superb views over the surrounding countryside. It has a good range of facilities including supermarkets, theatre, banks, schools, cafes, inns, restaurants, small hospital, dentists, health centre, Churches, and shops including High Street 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.

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



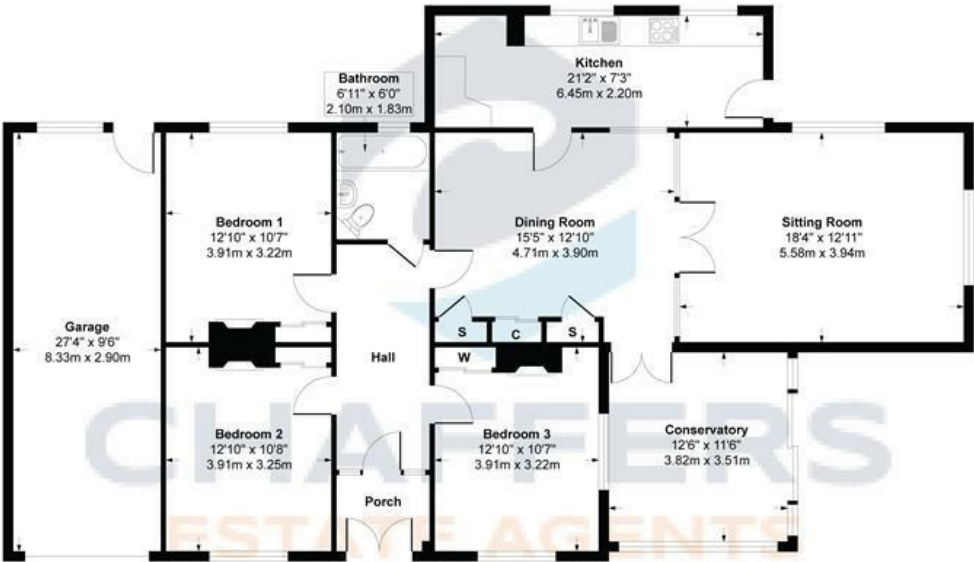
Directions





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
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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		