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ESTATE AGENTS



## 3 St. Marys Court

St. Mary's Place, Gillingham, SP8 4AT

A deceptively spacious three bedroom mid terraced house with garden and allocated parking, tucked away in a quiet cul-de-sac location conveniently positioned just off the high street within walking distance to all amenities and mainline train station (Exeter-London/Waterloo).

EPC BAND:- C

**Offers Over £239,500 Freehold**

Council Tax Band: C



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## DESCRIPTION

A deceptively spacious three bedroom mid terraced house with garden and allocated parking, tucked away in a quiet cul-de-sac location conveniently positioned just off the high street within walking distance to all amenities and mainline train station (Exeter-London/Waterloo).

This well loved home has a cottage feel with exposed beams offering plenty of character throughout. The accommodation is arranged over two floors and comprises:- Entrance hall with telephone point and radiator; a good sized double aspect lounge/diner featuring an attractive brick fire place, TV and aerial points, double glazed French doors to garden; kitchen fitted with a range of Shaker style floor and wall units including built in electric oven, gas hob with extractor hood above, space and plumbing for washing machine, space for fridge/freezer and double glazed door to garden; a downstairs cloakroom completes the layout on this floor.

The landing on the first floor has access to loft space and doors to:- a double aspect bedroom 1 with built in double and single

wardrobes as well as a built in storage cupboard fitted with shelving; Bedroom 2 also double aspect; bedroom 3 has double glazed window over looking the rear garden; a modern bathroom fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, extractor fan and light tube.

## OUTSIDE

The property is approached via a large tarmacadam driveway which leads to the allocated car parking space.

There is an enclosed fenced and walled private, landscaped cottage style rear garden which is predominantly laid to stone paving for ease of maintenance. There is a good size sun patio with raised flower and shrub beds including a water butt and outside light. Steps lead up to a timber store shed.

To the side of the house is a further patio garden with circular patio/seating area edged with gravel, flower and shrub borders and an outside tap.

## LOCATION

Gillingham offers a good range of facilities

including 2 doctors surgeries, dentists, 3 ischemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

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.

Agent's Notes: The residents currently pay £10 month into St. Mary's Management Company.

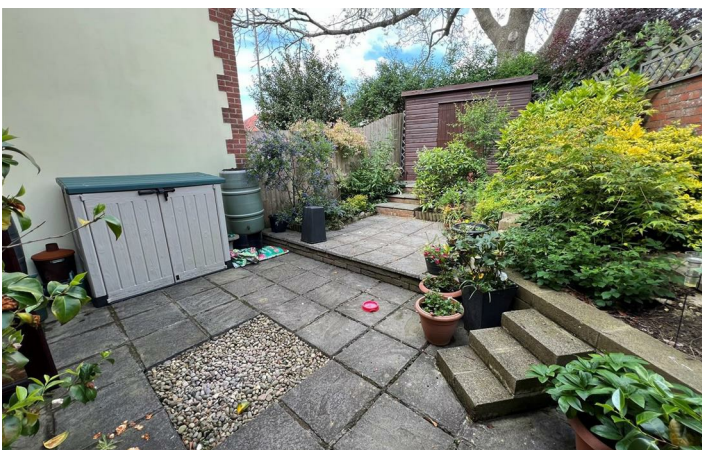
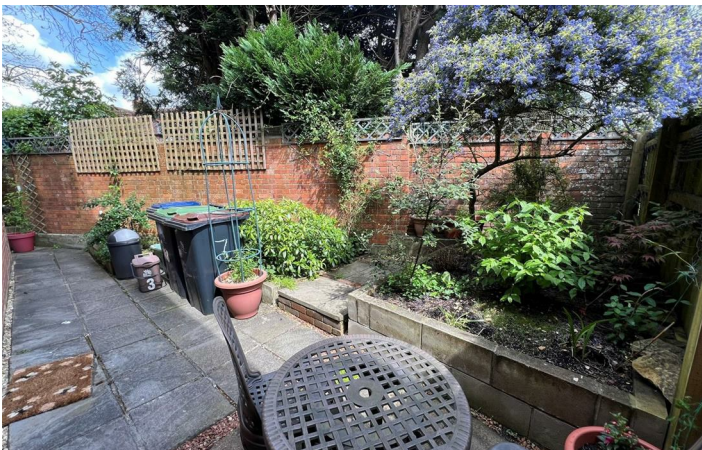
Energy Performance Certificate: Rated: C



## Directions

From our Gillingham Office proceed down the High Street. On passing the Red Lion pub on your left hand side, turn left onto the square heading towards St. Mary's Church. Just past the entrance to the church, turn right heading onto St. Mary's Place. Go past the car park on the left hand side and turn right onto St. Mary's Court.







# Floor Plan

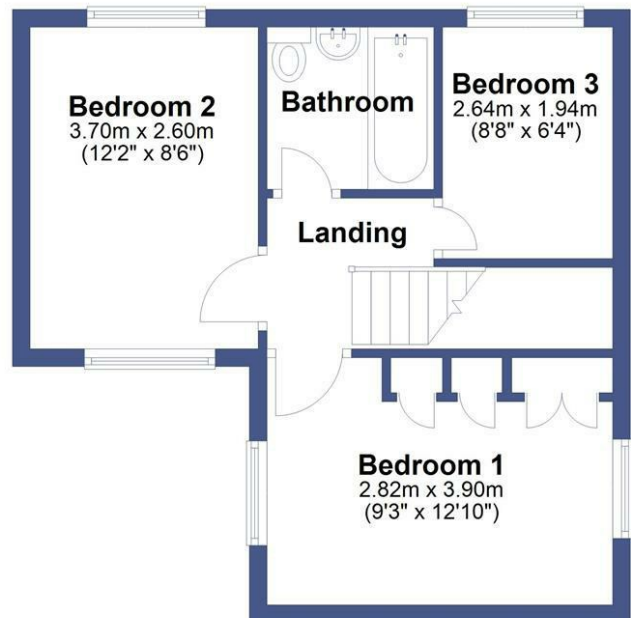
## Ground Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 81.1 sq. metres (872.7 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 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	87
(55-68) <b>D</b>			
(39-54) <b>E</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	