



MORNINGSIDE THE STREET
MOTCOMBE, SP7 9PF

£440,000
FREEHOLD

A bright and airy, well proportioned two double bedroom detached bungalow in the sought after village of Motcombe with front and rear gardens, driveway and garage.



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DESCRIPTION

Situated close to the village amenities of Motcombe close this bungalow offers spacious and peaceful living. The accommodation comprises: entrance porch, dining room, living room with electric fireplace, hallway, WC, bathroom with bath and overhead shower, sink and WC, master bedroom with built in wardrobes, second bedroom, airing cupboard, kitchen with oven and useful pantry cupboard and a good size sun room with storage cupboard.

SITUATION - Motcombe

Motcombe is a very popular village located midway between the country towns of Gillingham and Shaftesbury. The village has a thriving Community Shop/Post Office Stores, Primary School, active Village Hall, Parish Church, Country Inn/Hotel, Recreation Ground and regular local bus services. Shaftesbury is approximately a 5 minute drive away and has a good range of facilities including supermarkets, banks, schools, cafes, restaurants, Inns, Churches and shops. Gillingham, about 3 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 24 miles and the Dorset Coast is approximately 35 miles distant.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: D

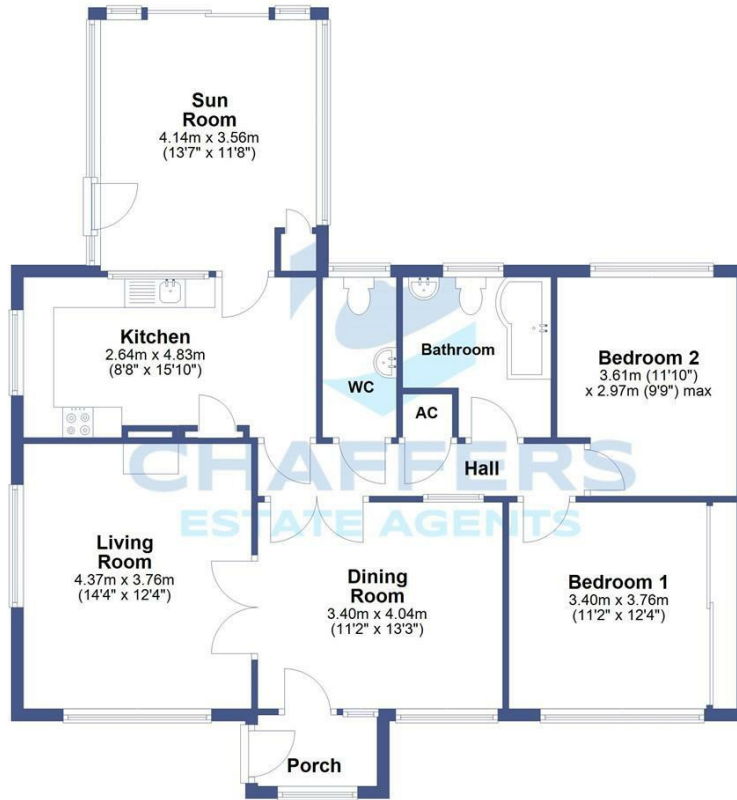
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D

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Ground Floor



Total area: approx. 101.2 sq. metres (1088.9 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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