



CHAFFERS
ESTATE AGENTS



Drovers

, Sturminster Newton, DT10 1RA

Welcome to this charming property located in the picturesque village of Drovers, Sturminster Newton. This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, there's plenty of space for a small family or guests to stay over.

The property features a well-maintained bathroom, ensuring convenience and comfort for its residents. Spanning 721 square feet, this flat offers a good amount of living space to make your own. Additionally, having parking for one vehicle is a great convenience in this bustling village.

Nestled in a tranquil location, this property provides a peaceful retreat from the hustle and bustle of everyday life. The village of Drovers offers a friendly community atmosphere and easy access to local amenities, making it an ideal place to call home.

Don't miss out on the opportunity to own or rent this lovely flat in Drovers, Sturminster Newton. Book a viewing today and envision the potential this property holds for you!

£800

Council Tax Band: B

Drovers

, Sturminster Newton, DT10 1RA



- No Forward Chain
- First Floor Flat
- Sitting Room with Balcony
- £800PCM Rental Potential
- Ideal First Time Buy/Investment
- Allocated Parking
- Kitchen
- Two Bedrooms
- Close to Town Centre
- Bathroom

DESCRIPTION

A well presented two bedroom first floor flat situated in a popular development of Sturminster Newton. The property is offered for sale with no forward chain, and would suit a first time buyer or investor.

The property is entered through a communal hallway and stairwell into the private entrance hall for the flat. The entrance hall provides access to all rooms, as well as three fitted cupboards. The kitchen/dining room is well equipped with fitted wall and base units, a fitted one and half bowl sink with drainer, built in electric oven with electric hob, and space for appliances including fridge/freezer, washing machine, and dishwasher. The sitting room is a spacious room with ample space for dining table and chairs, and double doors opening onto a small balcony with views towards the town centre. The two bedrooms are both generous doubles with windows to the front aspect. The

bathroom has a suite comprising of a panelled bath, low level WC and pedestal hand wash basin.

LOCATION:

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principal towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi-purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles has a mainline railway station. The A30 is 8 miles, and the A303 approximately 15 miles.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage.
Council Authority: Dorset Council - Tel: 0345 034 4569
Council Tax Band: B
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: B
Length of Lease: 150 years from 01/01/2007
Service Charge: £1,542.93 as of 01/01/2022 - 31/12/2022
Ground Rent: £82.35 every 6 months



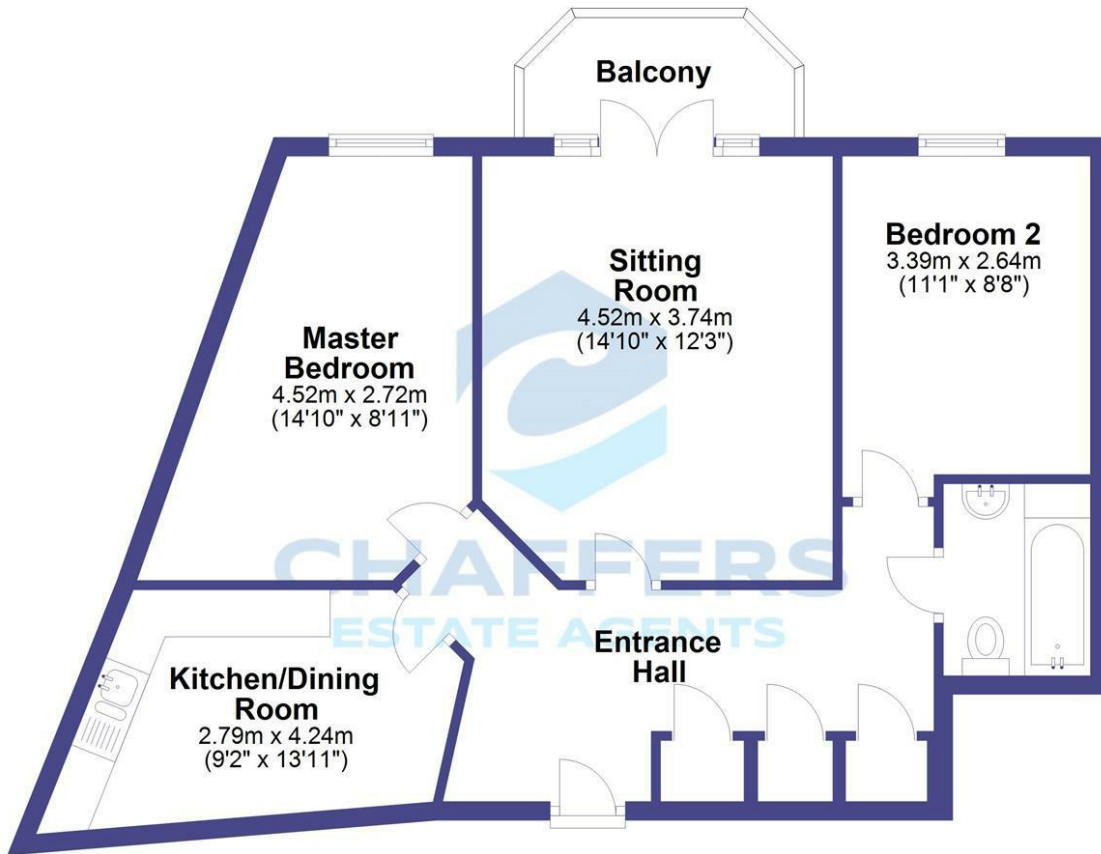
Directions

From our Sturminster Newton office, proceed along Market Place and turn right onto Old Market Hill. Continue down the hill and turn left into Drovers and the parking for the property is immediately to the right.



Floor Plan

First Floor



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) A			
(81-91) B		84	88
(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	